



CITY OF BAINBRIDGE ISLAND
DESIGN REVIEW BOARD
Regularly Scheduled Meeting
Monday, January 4, 2016 at 2:00 p.m.



Location:
Bainbridge Island City Hall
City Council Conference Room
280 Madison Avenue North
Bainbridge Island, Washington 98110

AGENDA

- 2:00 – 2:15 p.m. Call to Order (Attendance, Agenda, Ethics)**
- 2:15 – 3:15 p.m. Creative Space (PLN50177SPR)**
Project Location: Manzanita Park Boulevard
Project Manager: Heather Beckmann
- 3:15 – 4:15 p.m. Wintergreen Walk (PLN50231PRE)**
Location: Wintergreen Lane NE
Project Manager: Joshua Machen
- 4:15 – 4:30 p.m. Old and New Business**
- 4:30 – 4:35 p.m. Adjournment**

For special accommodations, please contact Jane Rasely, Planning & Community Development
206-780-3758 or at jrasely@bainbridgewa.gov

OCT 27 2015

Planning and
Community Development

Project Summary

The intended use of the land is light industrial with one unit serving as a caretakers residence.

Water will be provided by KPUD, power by PSE and sewer by an on-site septic system. A pocket plant type wastewater treatment system is being investigated as a solution to serve this project as well as the future development of adjacent parcels but no formal proposal has yet been made.

The goal for construction start is summer of 2015 and the project will be built out entirely as one phase of construction.

Project Vision

Creative Space is intended to be a community of artisans, artists, tradespersons, hobbyists, and other various, creative-minded makers. The site consists of 18 rental units in 10, residential-scale buildings organized tightly around a plaza. The urban and industrial character of this small activity hub is intended to create a rich, collaborative, campus-like environment set in contrast to the great natural beauty of the surrounding site, Manzanita Park and adjacent, undeveloped parcels.

Context

The site is served by the existing, unpaved Saddle Club and Manzanita Park access road. No improvements of this road are proposed due to the low intensity of use anticipated with the proposed facility. A very established landscape buffer already exists at the site edge along the access road.

The Buildings

Buildings 1 & 2 are proposed as two story over garage. With footprints measuring 40' x 48', these buildings are partially set into the adjacent hillside and the ground around their lower level garages, therefore, will be retained by cast in place concrete retaining walls. Both buildings on top of their foundation level garages will have high volume, column free, flexible spaces able to accommodate partial third floors.

Building 1, with its adjacency to the project entry, will contain a residence for the caretaker and manager of the facility. While a specific floor plan is to be determined, the volume and area of the building potentially accommodate more than one bedroom so two parking spaces, therefore, are dedicated to this unit in the garage level below.

Buildings 3-10 each contain a potential of 2 units. The building footprints measure 40' x 48'. It is anticipated that these building will be divided into two spaces but the option will be available for one tenant to occupy the entire building with no interior walls structurally necessary. The high volume spaces allow for option storage lofts to be built within the units.

The Landscape

By tightly clustering the proposed buildings around a common circulation and activity space as closely as possible to the Saddle Club access road, the great majority of the site, over 65%, can be left untouched. Most of this untouched landscape is existing, forested canopy of evergreens. Very little clearing is necessary in the proposed area of construction as much of the zone is naturally clear of trees. No new plant material is proposed within the development area due to the flexibility of activity space desired for the central circulation area as well as the maneuvering space required by trucks and trailers.

Requirements for both the 50' full screen landscape buffer along the access road as well as the 15' partial screen landscape buffer along the south property edge are met by existing vegetation. Therefore, no new plant material is proposed in these buffer zones.

Anticipated Activities

The day to day activity level of the project is anticipated as low intensity. The individual workspaces will likely be occupied by only one person at a time and not on a full time basis. For the purpose of providing an ample amount of parking, it is assumed that every tenant might have up to one employee. Two parking spaces per unit are, therefore, provided but not assigned to the units.

Possible uses of the workspaces are boat and automobile restoration, woodworking and cabinet fabrication, and painting or sculpture studios. The workspaces are not intended to be used for office or retail but occasional events open to the public for the display and sales of products made on the site are anticipated and will comply with retail restrictions per the district standards set by the city.



Creative Space

Day Road West
Bainbridge Island WA

City of Bainbridge Island
Site Plan Review Application

27 October, 2015

Project Information

Parcel Address:	NE Day Road W
Parcel:	042502-4-032-2005
Jurisdiction:	City of Bainbridge Island
Zoning:	B/I Business Industrial District
Design Guidelines:	Light Manufacturing Design Guidelines (CoBI)

Setbacks

Front:	50' Minimum along any public ROW
Side:	10' (50' from a residential district)
Rear:	15' (50' from a residential district)

Max Building Height	
Base:	35'
Bonus 1:	45' (if parking under building)
Bonus 2:	45' (nonresidential with Major Conditional Use Permit)

Maximum FAR	
Commercial	No maximum
Residential:	R-2 standards
Mixed Use:	No maximum

Min Lot Dimensions: 20,000 SF

Max Lot Coverage: 35%

Lot Area (acres): 4.55 198198

Unit Mix:

Building #	Unit	Use	Lower Floor (gross)	Main Level (gross)	Mezz (gross)	Subtotal (gross)	Parking Required
1	1	Light Manufacturing Garage	F-1 U	1920	920	2840 1920	2
2	2	Residence Garage	R-3 U	1920	920	2840 1920	2
3	3A	Light Manufacturing	F-1	960	440	1400	2
	3B	Light Manufacturing	F-1	960	440	1400	2
4	4A	Light Manufacturing	F-1	960	440	1400	2
	4B	Light Manufacturing	F-1	960	440	1400	2
5	5A	Light Manufacturing	F-1	960	440	1400	2
	5C	Light Manufacturing	F-1	960	440	1400	2
6	6A	Light Manufacturing	F-1	960	440	1400	2
	6B	Light Manufacturing	F-1	960	440	1400	2
7	7A	Light Manufacturing	F-1	960	440	1400	2
	7B	Light Manufacturing	F-1	960	440	1400	2
8	8A	Light Manufacturing	F-1	960	440	1400	2
	8B	Light Manufacturing	F-1	960	440	1400	2
9	9A	Light Manufacturing	F-1	960	440	1400	2
	9B	Light Manufacturing	F-1	960	440	1400	2
10	10A	Light Manufacturing	F-1	960	440	1400	2
	10B	Light Manufacturing	F-1	960	440	1400	2
Totals:	18 Units		Footprint:	19200	Total SF:	31920	36

FAR:	16%	(no maximum)
Lot Coverage:	9.7%	(no max)

Landscape Area

Total development area (SF):	65000
Total landscape area (remainder of site area)(SF):	133198 67%

Parking (per BIMC Table 18.1.020-1)

Residential: 2 spaces for residential dwelling unit in a B/I district larger than a 1 bedroom unit

Light manufacturing: 1 space for each employee plus 1 space for each 250 square feet of office space (no office space proposed)

Parking Required	36 (2 spaces per unit)
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Parking Proposed	36
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Cover Sheet

A-1	Project Information	
A-2	Site Plan	1" = 40'
A-3	Building Plans - Buildings 1 & 2	1/8" = 1'-0"
A-4	Building Plans - Buildings 1 & 2	1/8" = 1'-0"
A-5	Building Plans - Buildings 3-10	1/8" = 1'-0"
A-6	Elevations - Buildings 1 & 2	1/8" = 1'-0"
A-7	Elevations - Buildings 3-10	1/8" = 1'-0"
A-8	Building Sections	1/8" = 1'-0"
L-1	Landscape Plan	1" = 30'
C-1	Grading Plan	1" = 40'
C-2	Grading Profiles and Sections	Varies
C-3	Utility Plan & Water Main	Varies

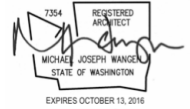


Vicinity Map



drcdesign

October 27, 2015



Creative Space

Day Road West
Bainbridge Island WA

Revisions

Sheet Name

Project Information

Issue

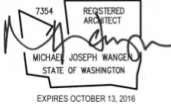
CoBI
Site Plan Review

Date

27 October 2015

Sheet Number

October 27, 2015



Creative Space

Day Road West
Bainbridge Island WA

Revisions

Sheet Name

Site Plan

Issue

CoBI
Site Plan Review

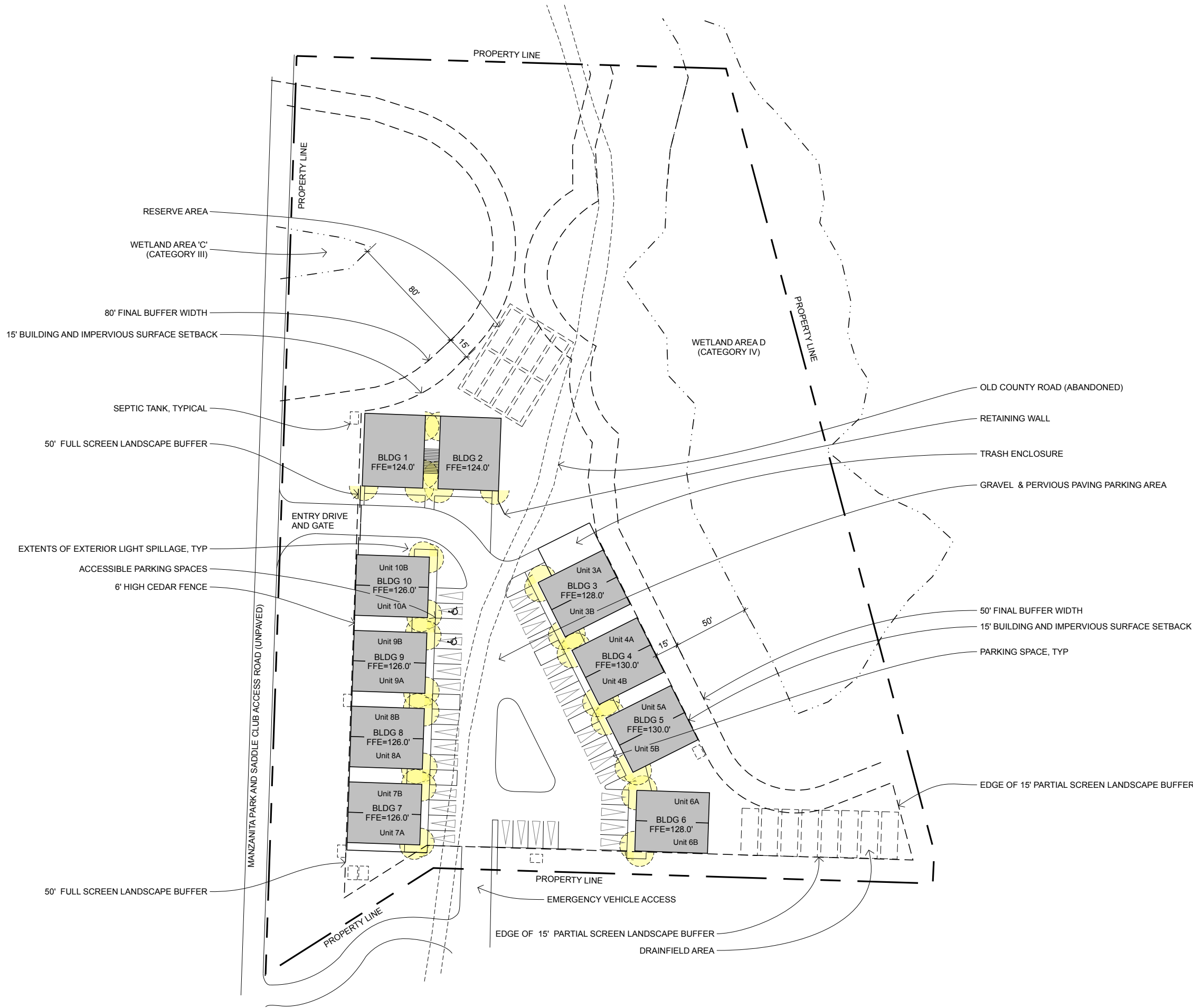
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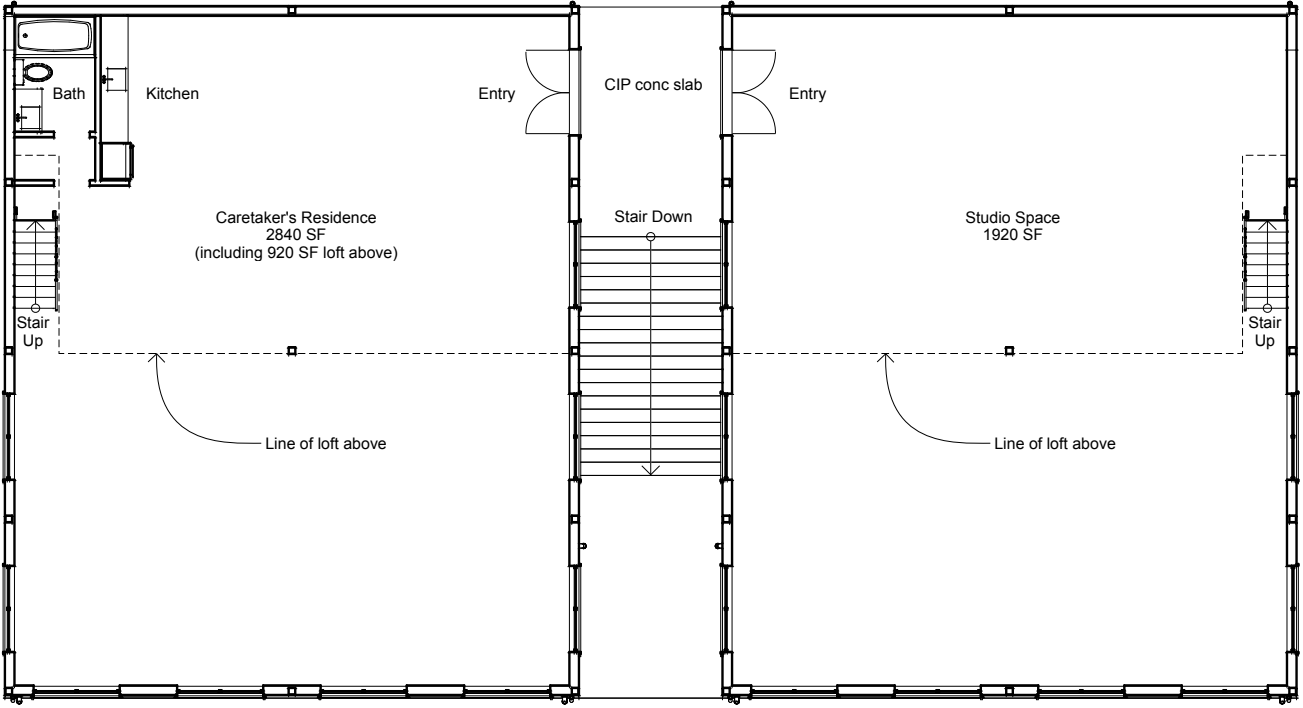
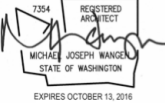
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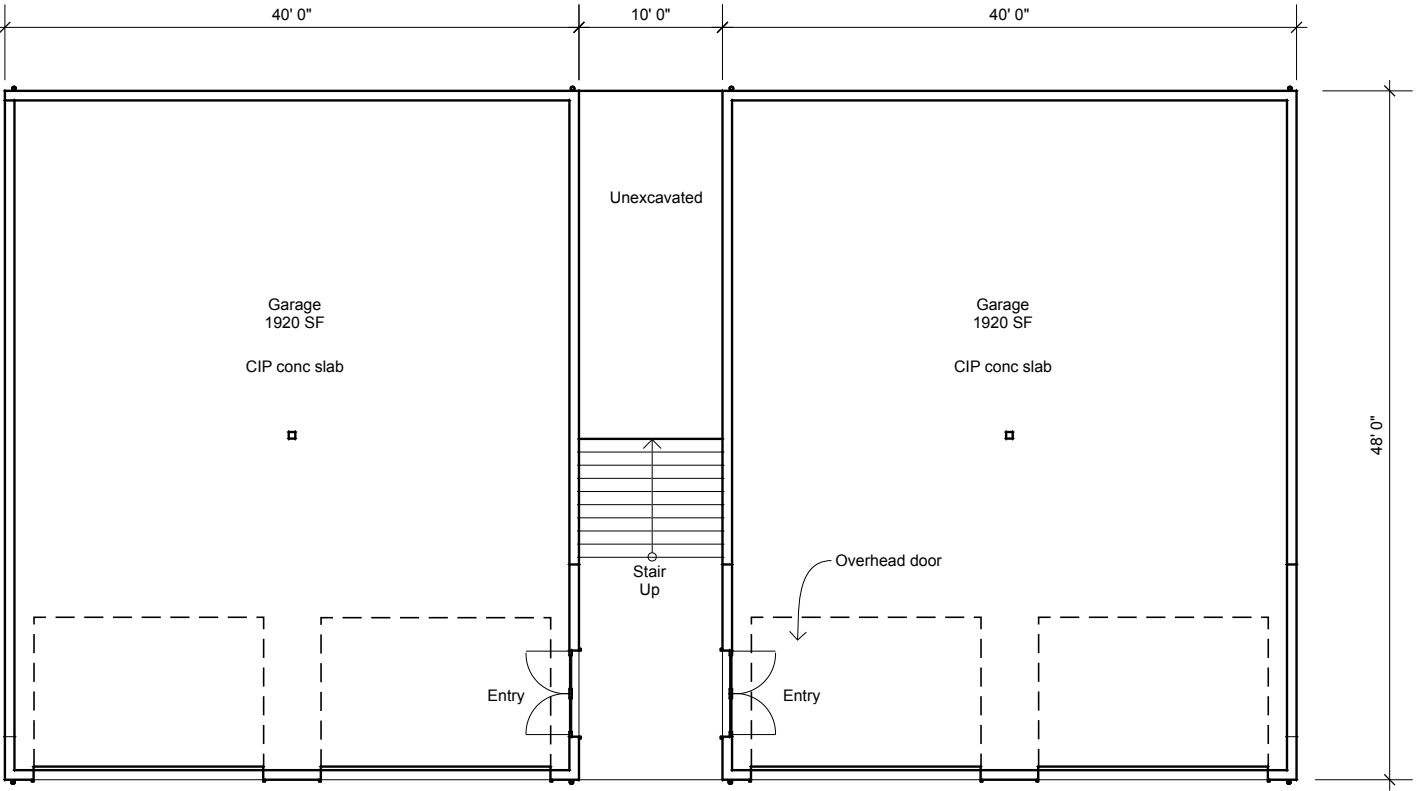
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October 27, 2015



2 Main Level Floor Plans - Buildings 1 & 2
1/8" = 1' - 0"



1 Lower Level Floor Plans - Buildings 1 & 2
1/8" = 1' - 0"

Revisions

Sheet Name

Building Plans

Issue

CoBI
Site Plan Review

Date

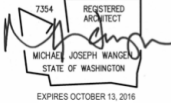
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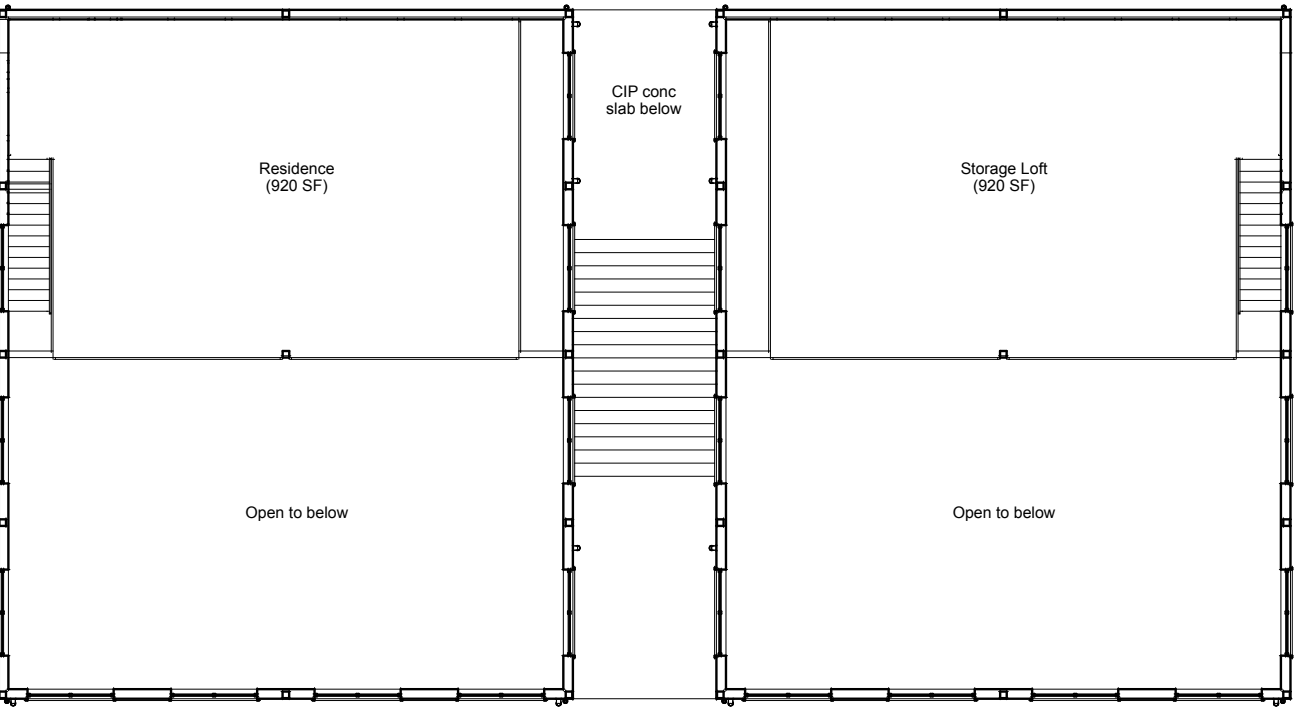
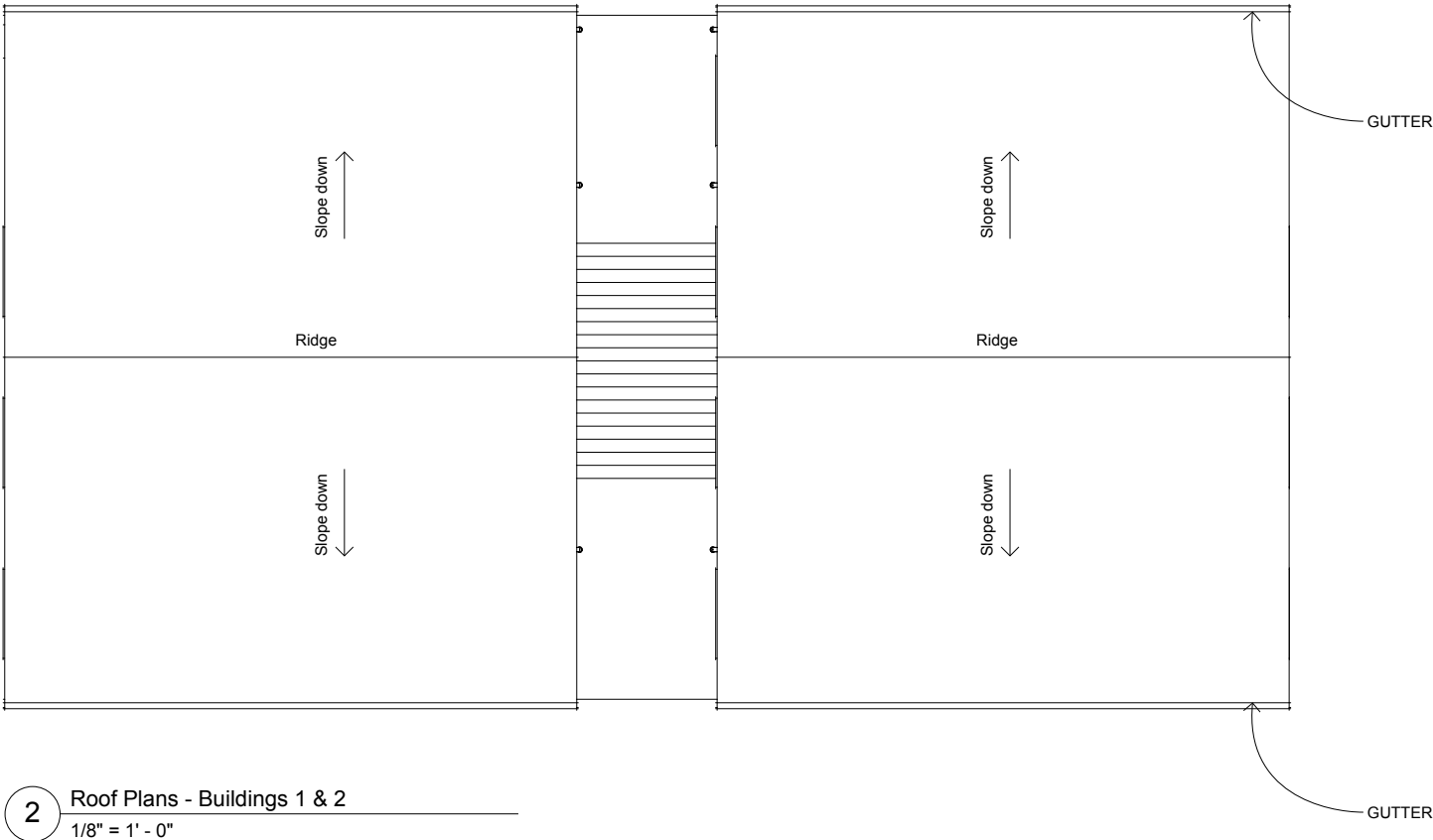
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October 27, 2015



Creative Space

Day Road West
Bainbridge Island WA



Revisions

Sheet Name

Building Plans

Issue

CoBI
Site Plan Review

Date

27 October 2015

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Creative Space

Day Road West
Bainbridge Island WA

Revisions

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Building Plans

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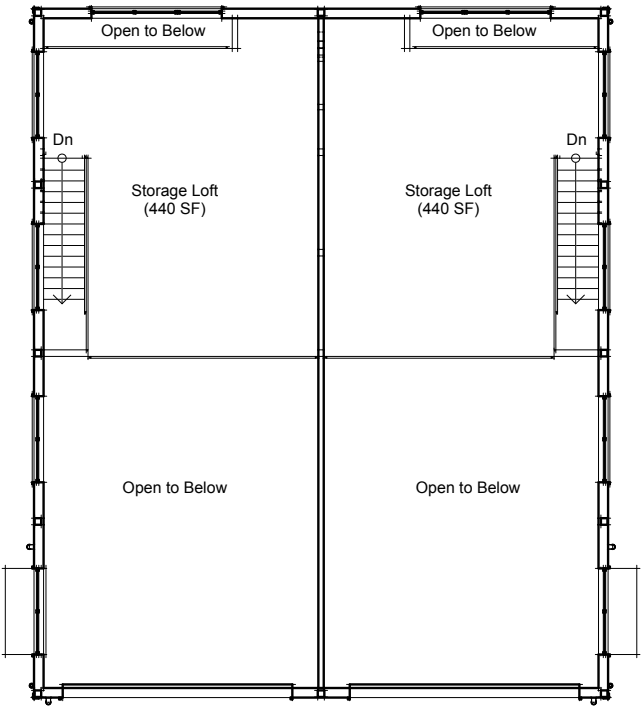
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27 October 2015

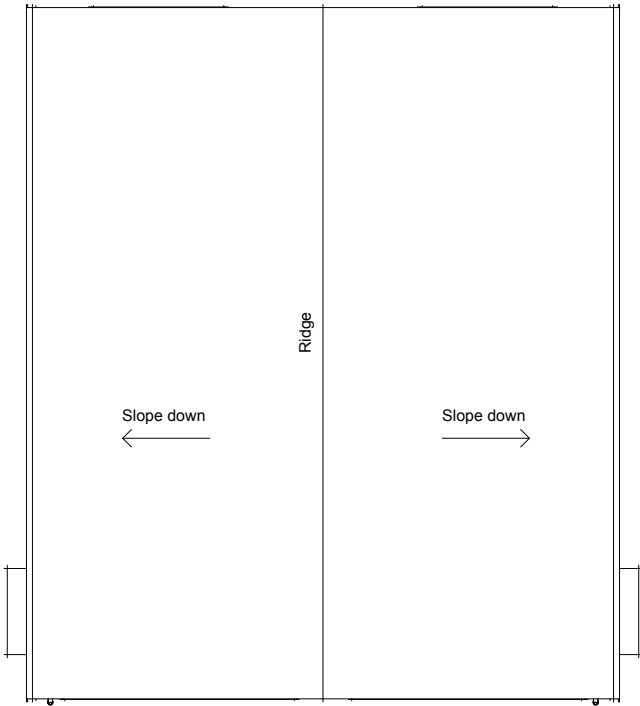
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A-5

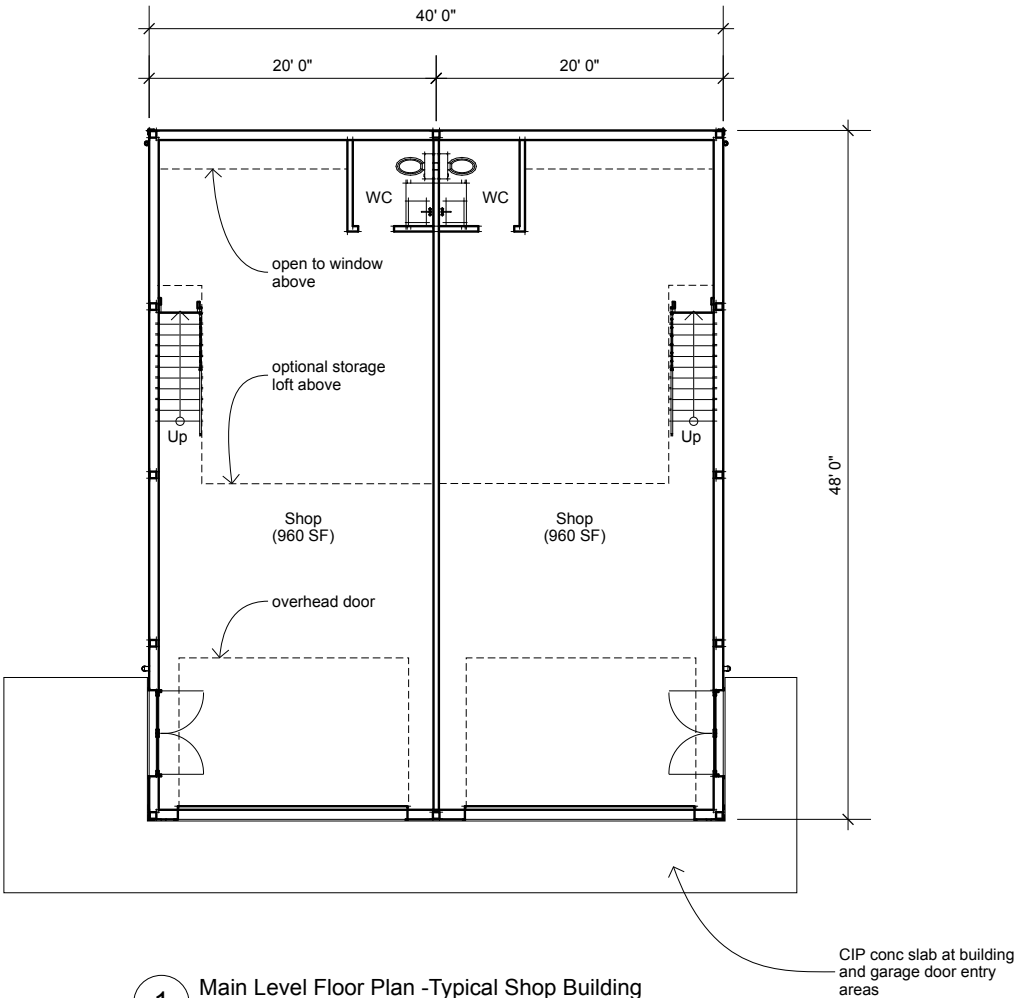
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2 Loft Floor Plan - Typical Shop Building
1/8" = 1' - 0"

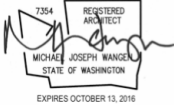


3 Roof Plan - Typical Shop Building
1/8" = 1' - 0"



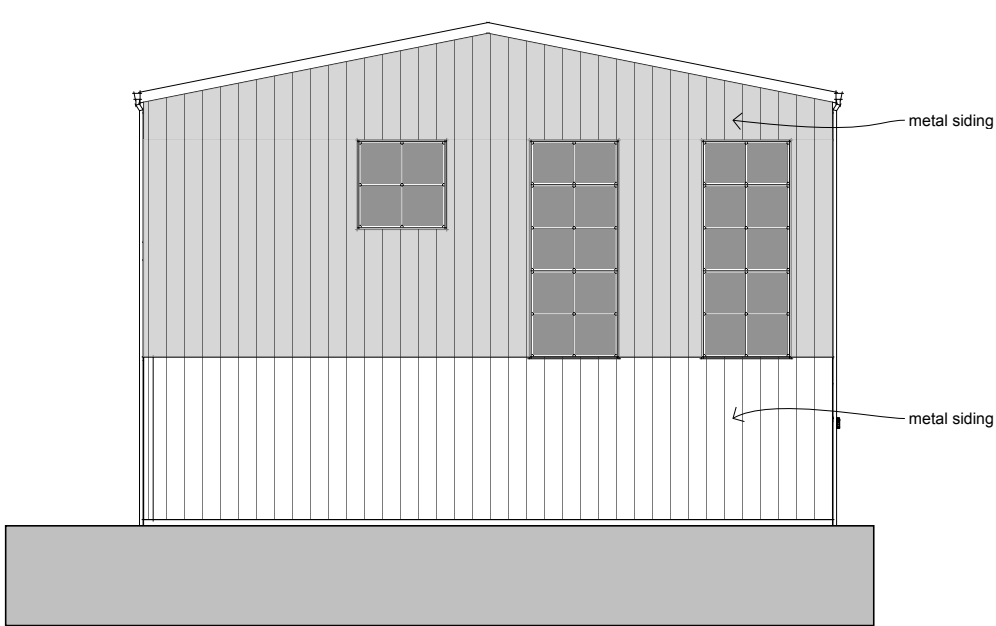
1 Main Level Floor Plan - Typical Shop Building
1/8" = 1' - 0"

October 27, 2015

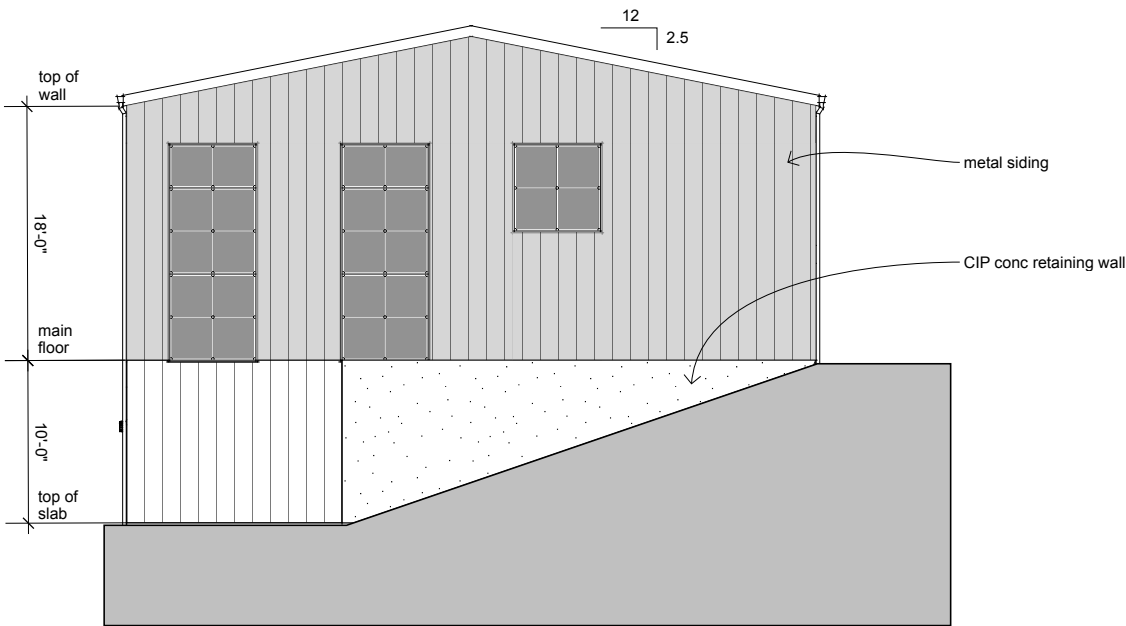


Creative Space

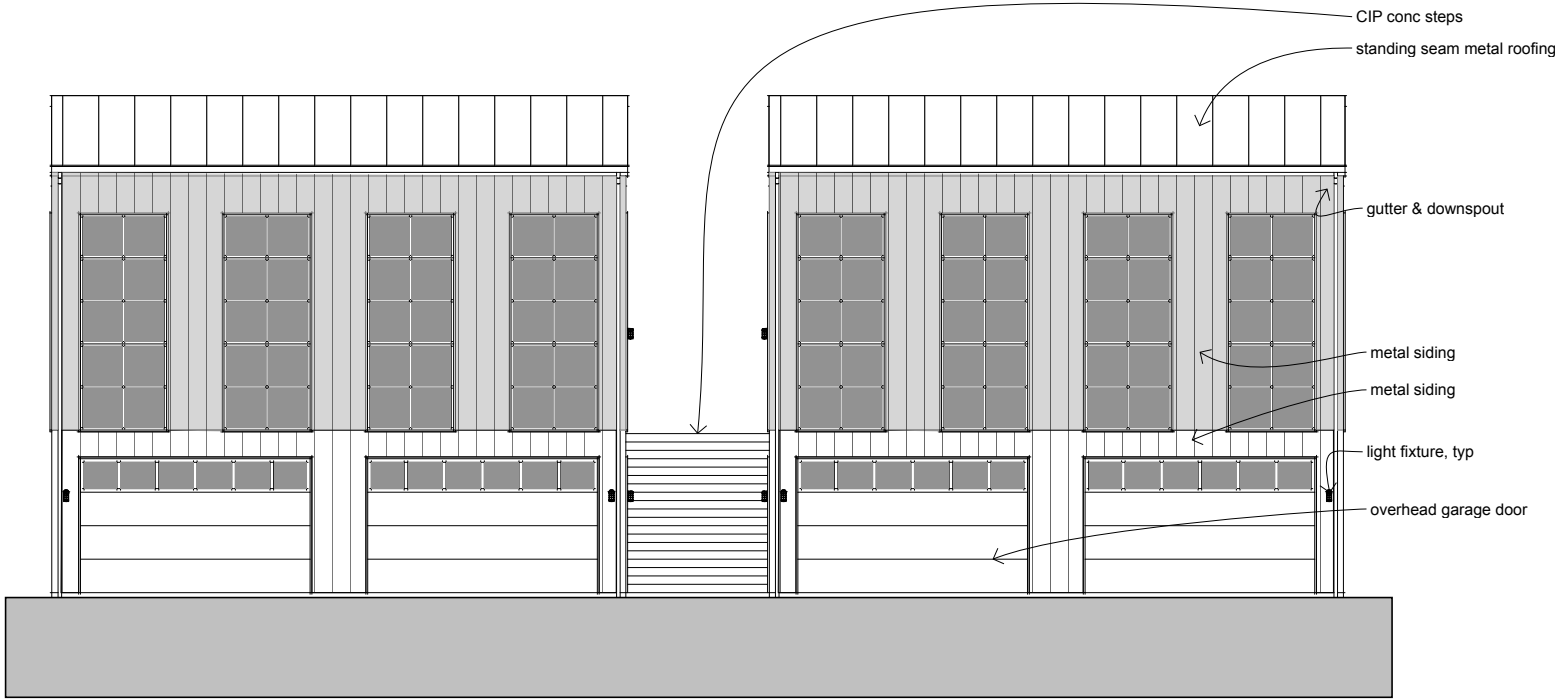
Day Road West
Bainbridge Island WA



3 West Elevation - Building 1
1/8" = 1' - 0"



2 East Elevation - Building 2
1/8" = 1' - 0"



1 South Elevation - Buildings 1 & 2
1/8" = 1' - 0"

Revisions

Sheet Name

Elevations

Issue

CoBI
Site Plan Review

Date

27 October 2015

Sheet Number

A-6

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Creative Space

Day Road West
Bainbridge Island WA

Revisions

Sheet Name

Elevations

Issue

CoBI
Site Plan Review

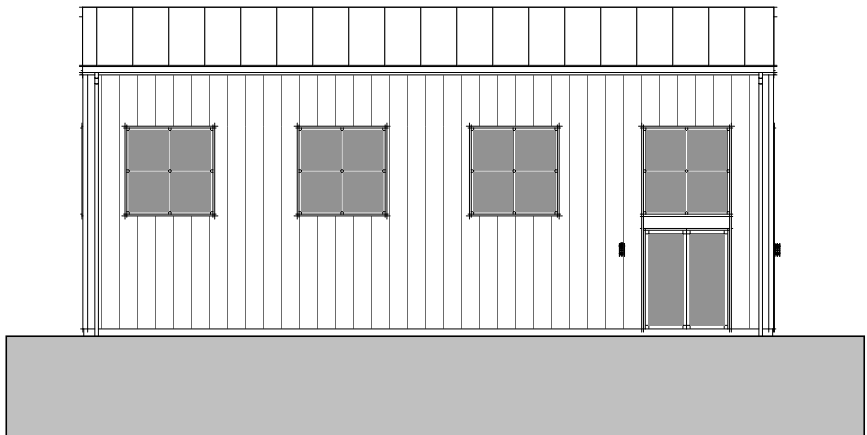
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27 October 2015

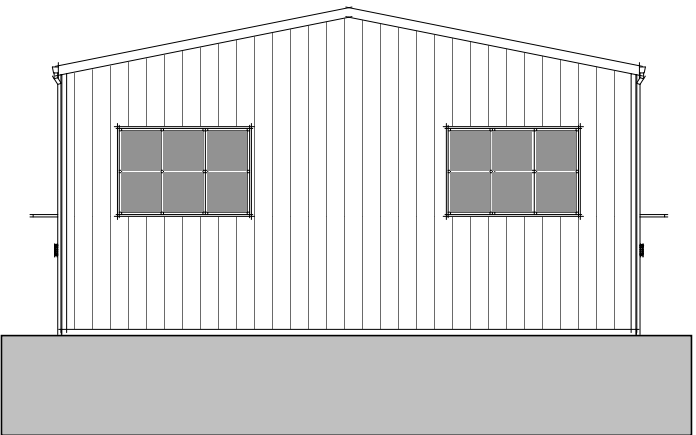
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A-7

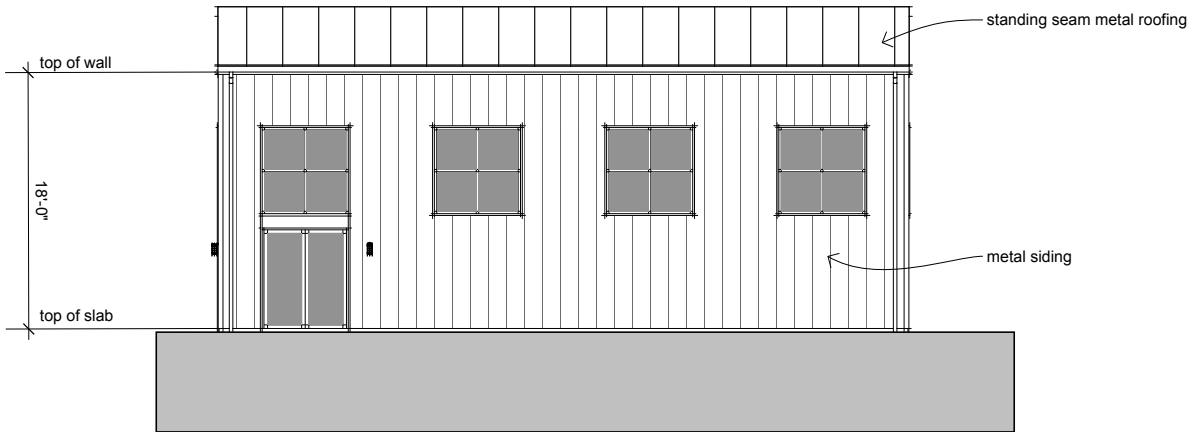
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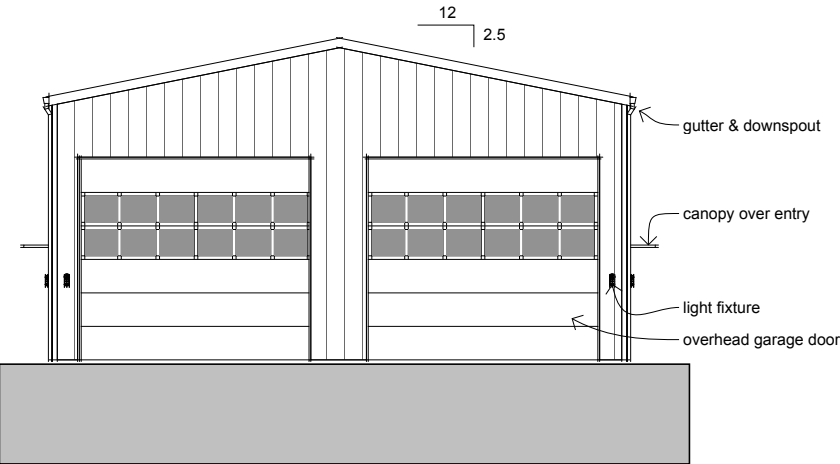
4 Left Side Elevation - Buildings 3-10
1/8" = 1' - 0"



2 Rear Elevation - Buildings 3-10
1/8" = 1' - 0"



3 Right Side Elevation - Buildings 3-10
1/8" = 1' - 0"



1 Front Elevation - Buildings 3-10
1/8" = 1' - 0"

Creative Space

Day Road West
Bainbridge Island WA

Revisions

Sheet Name

Sections

Issue

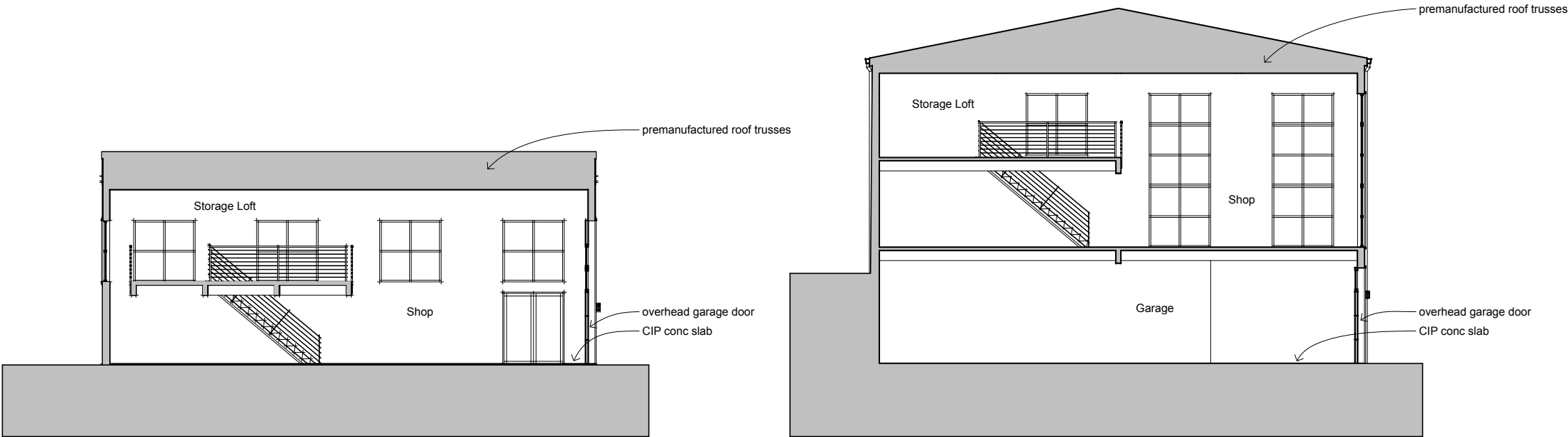
CoBI
Site Plan Review

Date

27 October 2015

Sheet Number

A-8



2

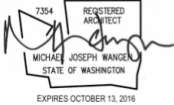
Transverse Building Section - Buildings 3-10
1/8" = 1' - 0"

1

Transverse Building Section - Buildings 1 & 2
1/8" = 1' - 0"

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October 27, 2015



Creative Space

Day Road West
Bainbridge Island WA

Revisions

Sheet Name

Landscape Plan

Issue

CoBI
Site Plan Review

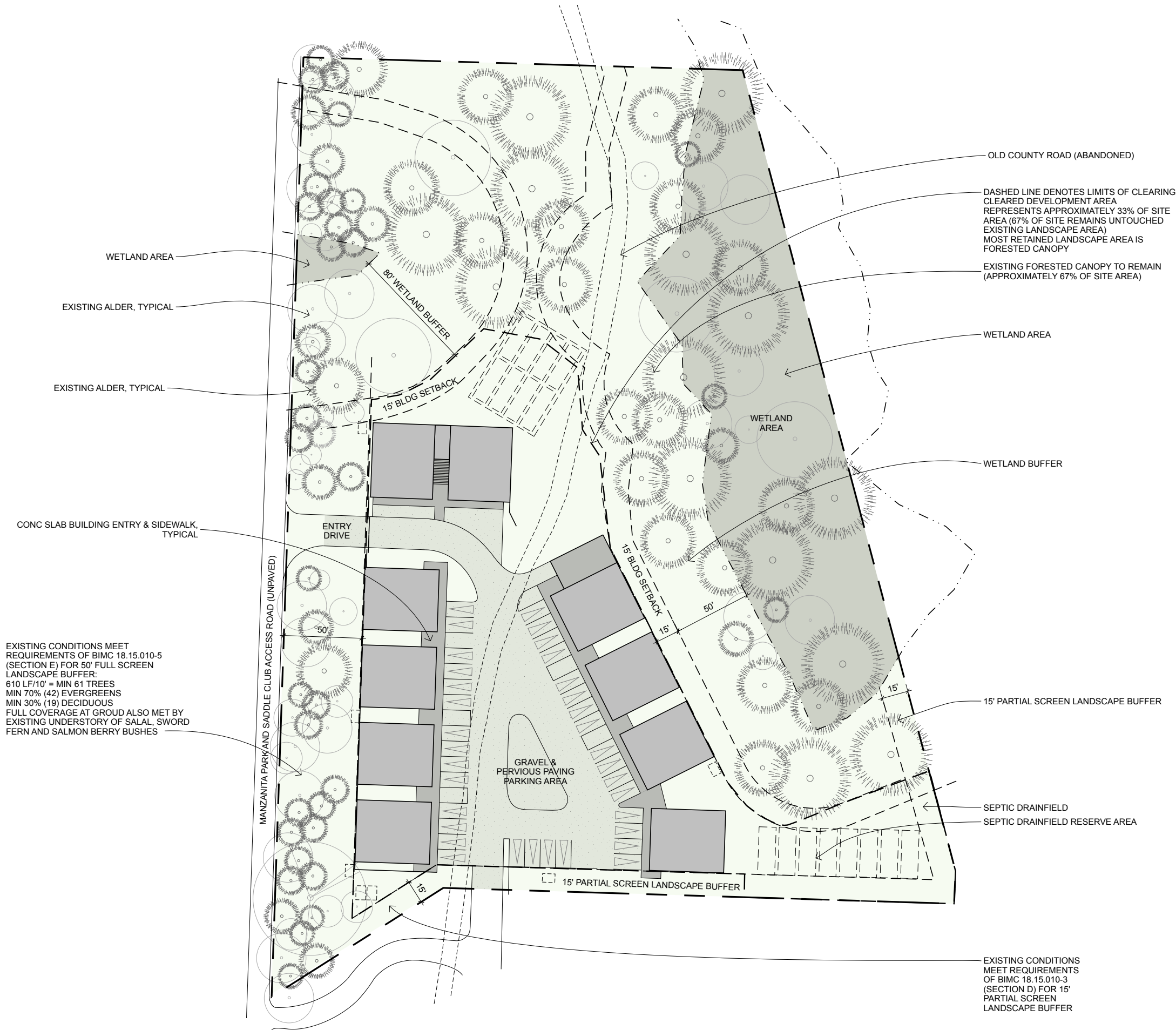
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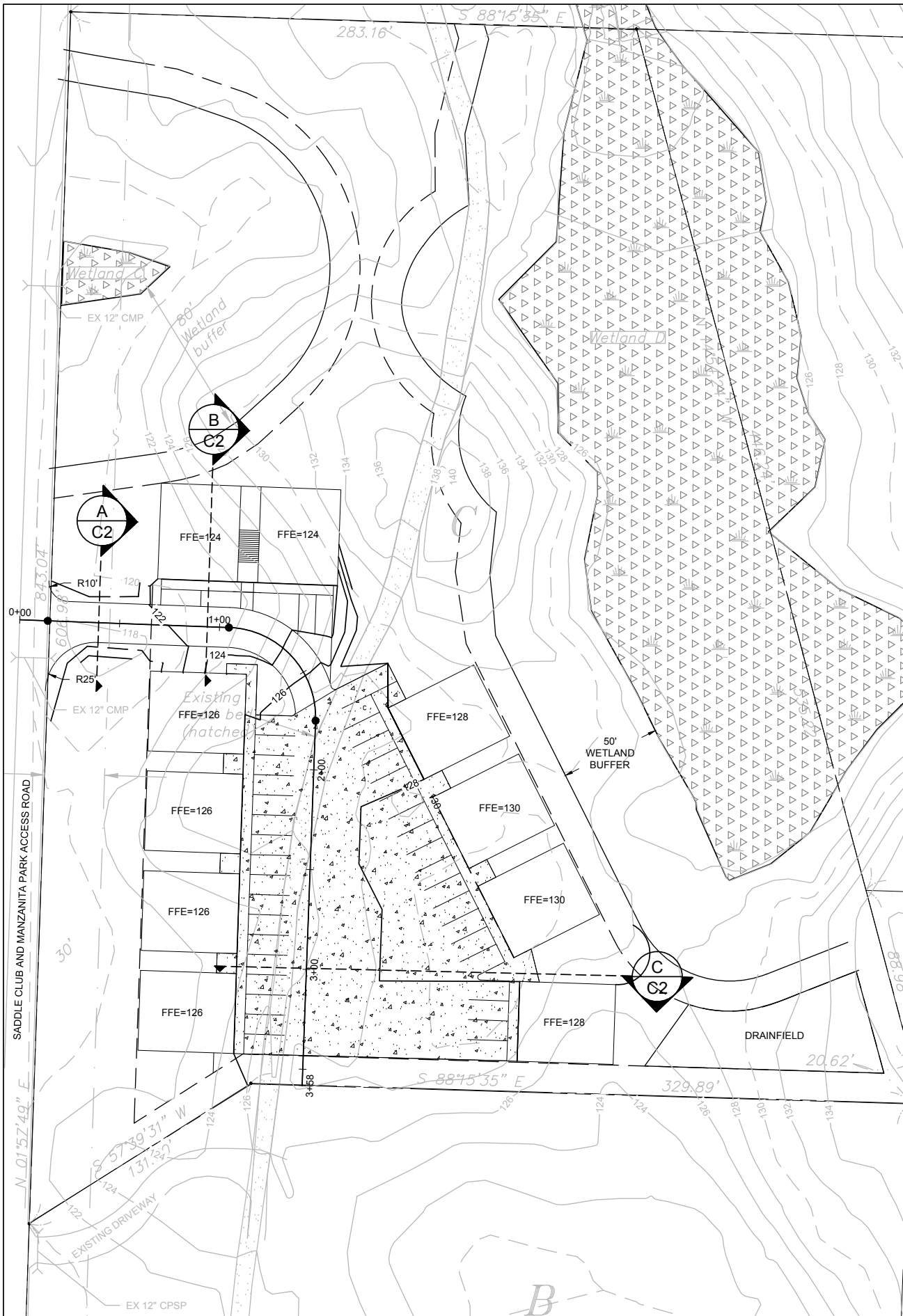
27 October 2015

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NOTES

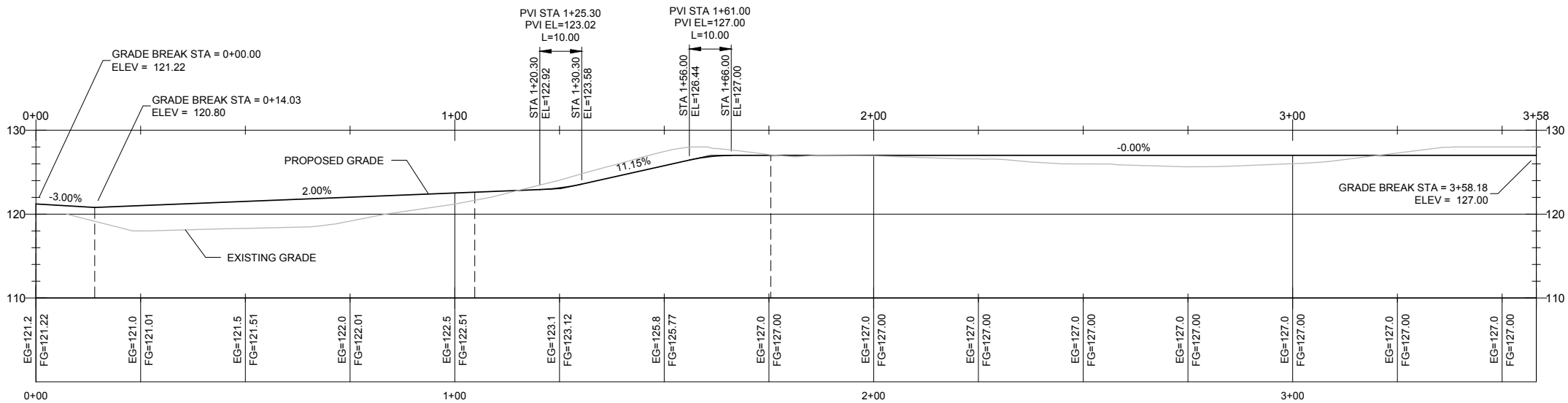
1. LAND COVER AREAS AFTER APPLYING LID ALLOWANCES AS FOLLOWS.:
- | | |
|-------------------------|-------------|
| NEW IMPERVIOUS AREA | = 35,714 SF |
| CONVERTED PERVIOUS AREA | = 21,820 SF |
| REPLACED IMPERVIOUS | = 0 SF |
| TOTAL DISTURBED AREA | = 67,810 SF |
2. PROJECT IS CONSIDERED A NEW DEVELOPMENT. MINIMUM REQUIREMENTS 1-10 APPLY TO NEW IMPERVIOUS SURFACE, CONVERTED PERVIOUS SURFACE. TO MEET THESE MINIMUM REQUIREMENTS THE PROJECT WILL IMPLEMENT THE FOLLOWING BMPs:
- SEVEN INFILTRATION TRENCHES,
 - TWO INFILTRATION/WATER QUALITY TREATMENT RAIN GARDENS AND
 - A PERVIOUS PAVING AREA
3. A DETAILED TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN WILL BE PREPARED DURING FINAL DESIGN.
4. SEE SURVEY DRAWING FOR PROPERTY DESCRIPTION AND EASEMENT DETAILS.
5. POWER, TELEPHONE AND CABLE TELEVISION WILL BE DESIGNED BY OTHERS
6. WATER AND FIRE SERVICE WILL BE PROVIDED BY KPUD #1. THE KPUD #1 SYSTEM WILL BE EXTENDED TO PROVIDE A FIRE HYDRANT ONSITE.
7. AN ONSITE SEPTIC SYSTEM WILL BE CONSTRUCTED TO HANDLE SEWAGE GENERATED ON THE SITE.

PRELIMINARY
NOT FOR CONSTRUCTION



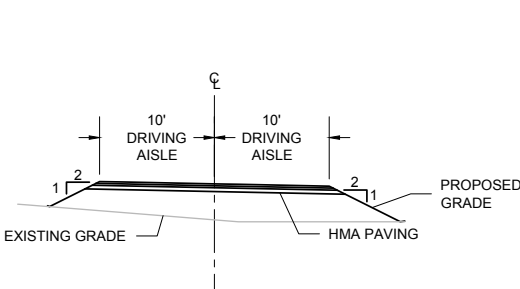
GRADING PLAN CREATIVE SPACE LIGHT INDUSTRIAL SITE PLAN AND DESIGN REVIEW SUBMITTAL		
BROWNE • WHEELER ENGINEERS, INC 241 ERICKSEN AVENUE NE BAINBRIDGE ISLAND, WA 98110 P 206.842.0605 INFO@BrowneWheeler.COM	CREATIVE SPACE PO BOX 11765 BAINBRIDGE ISLAND, WA 98110	DATE 10/27/15 DESIGNED AEW DRAWN NDW CHECKED DWB PROJECT # CH05-004
		C1 1 OF 3

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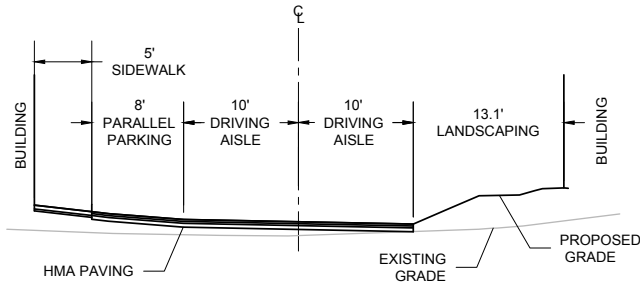


ROAD PROFILE

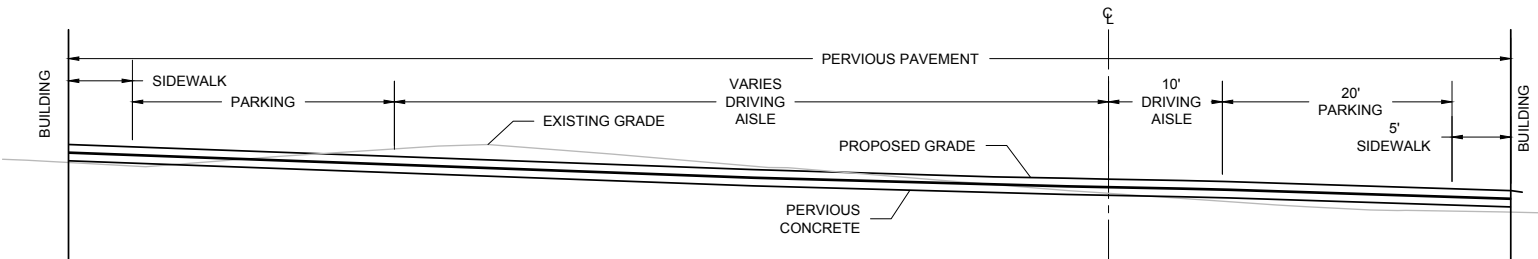
SCALE: 1" = 20' H
1" = 10' V



A
ENTRANCE
SCALE: 1" = 10'



B
NORTH PARKING
SCALE: 1" = 10'



C
SOUTH PARKING
SCALE: 1" = 10'

PRELIMINARY
NOT FOR CONSTRUCTION



10/27/15

**GRADING PROFILES AND SECTIONS
CREATIVE SPACE LIGHT INDUSTRIAL
SITE PLAN AND DESIGN REVIEW SUBMITTAL**

BROWNE • WHEELER
ENGINEERS, INC
241 ERICKSEN AVENUE NE
BAINBRIDGE ISLAND, WA 98110
P 206.842.0605 INFO@BrowneWheeler.COM

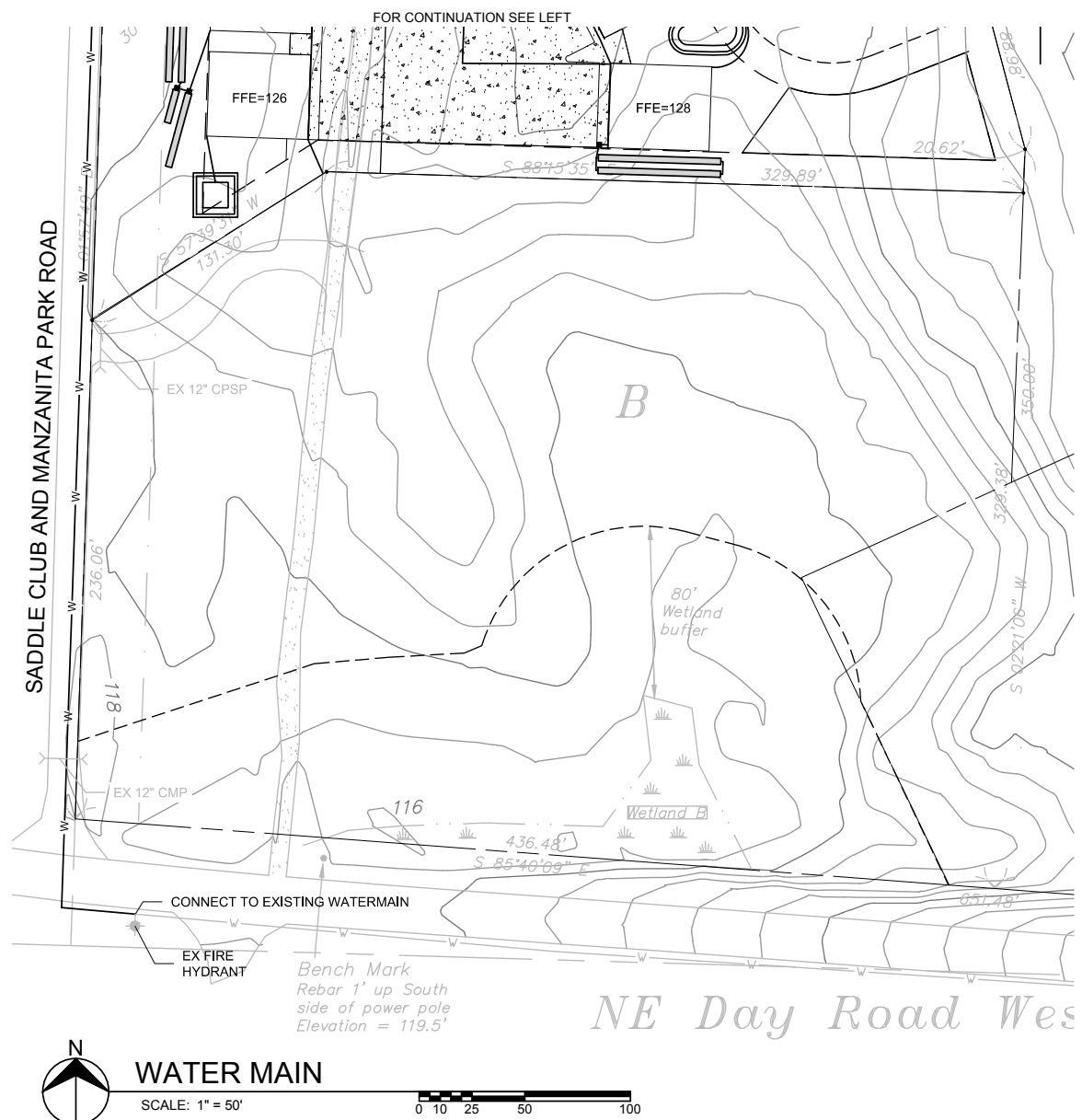
CREATIVE SPACE
PO BOX 11765
BAINBRIDGE ISLAND, WA 98110

DATE 10/27/15
DESIGNED AEW
DRAWN NDW
CHECKED DWB
PROJECT # CH05-004

C2

2 OF 3

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ENGINEERS, INC
241 ERICKSEN AVENUE NE
BAINBRIDGE ISLAND, WA 98110
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DATE 10/27/15
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DRAWN NDW
CHECKED DWB
PROJECT # CH05-004

C3

3 OF 3

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Creative Space
Day Road West
Bainbridge Island WA
City of Bainbridge Island
DEC 01 2015
Planning and
Community Development

Revisions

Sheet Name

Trail Diagram

Issue

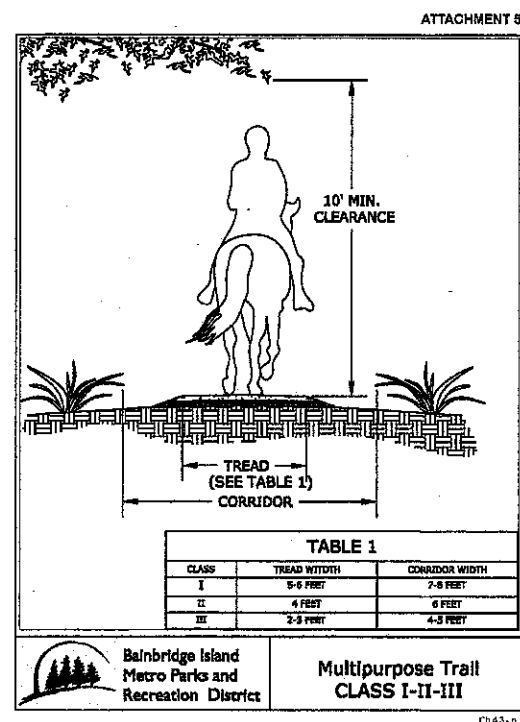
Trail Proposal

Date

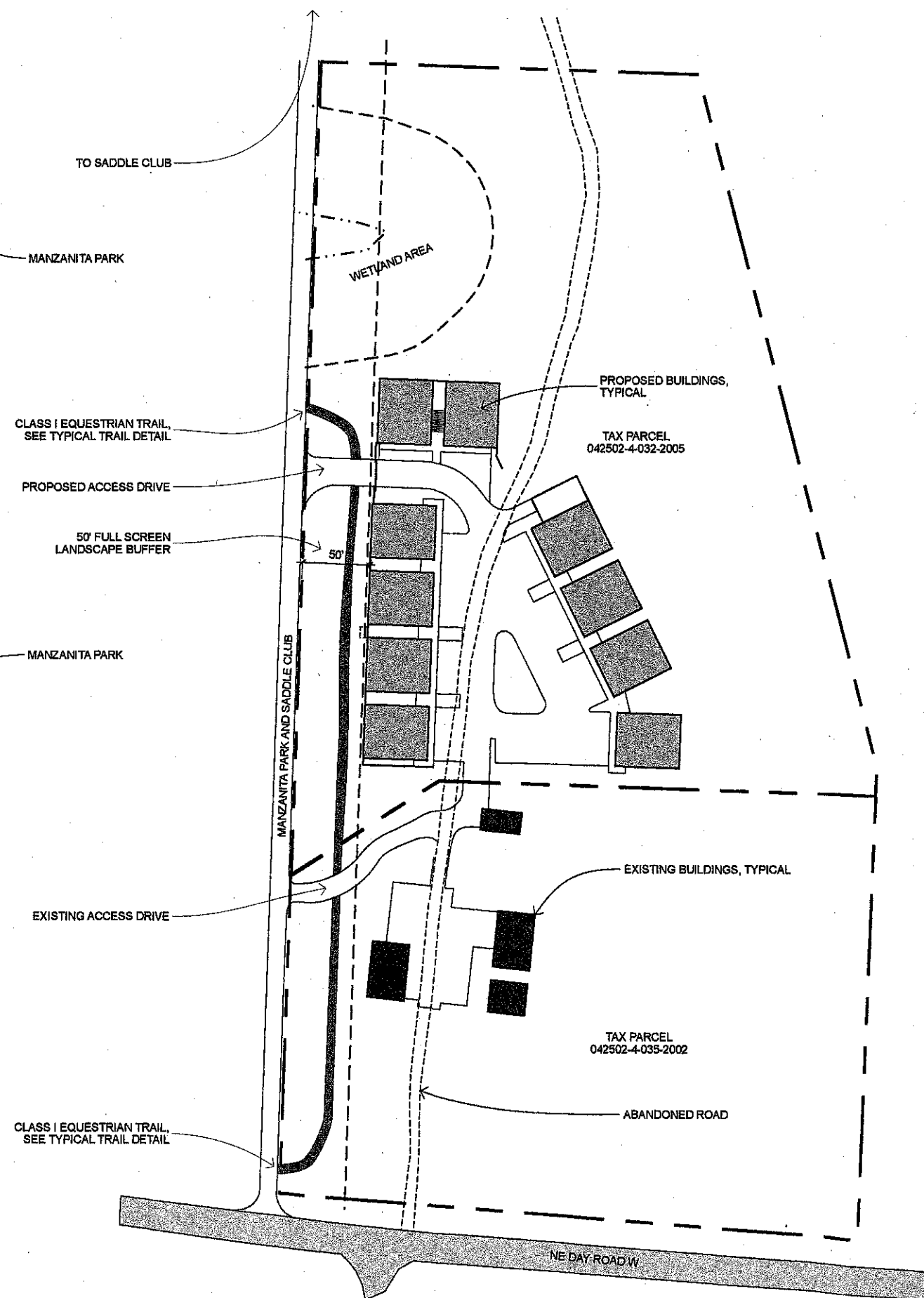
16 November 2015

Sheet Number

L-2



2 Typical Trail Detail
Not to Scale



CLASS I EQUESTRIAN TRAIL,
SEE TYPICAL TRAIL DETAIL

1 Equestrian Trail Diagram
1" = 60' - 0"

SHEET REDUCED - NOT TO SCALE



Design Review Board Design Guideline Checklist

Light Manufacturing Design Guidelines – BIMC 18.18.030

☒ "Pre-App" Meeting Checklist

City of Bainbridge Island

☐ "Post-App" Meeting Checklist

OCT 27 2015

Project Name/Case #: Creative Space

Planning and
Community Development

Land Use Application
(Pre-app, Site Plan
Review etc.):

Design Review Board Pre-Application Site Plan Review

Project Description: 18 units in 10 buildings to be leased as light industrial workspaces. One residential unit is proposed as a caretaker's residence.

Applicable Design Guidelines				
Design Guideline	Intent	Description	Applicant Response	DRB Action (Y/N)
1. Site Design/View from the Road	Preserve vistas and viewpoints of pastoral scenes such as rolling hills, fields and forested ridges.	Where the terrain permits, hide the view of building, parking, and equipment, so that they cannot be seen from the road.	The tight cluster of residential-scale buildings in a natural clearing maximizes the amount of open space and undeveloped land on the site. All parking and equipment is screened from the road and internal to the arrangement of the structures.	
2. Site Design/Maintain Wooded Character	Use trees and shrubs to maintain or establish a visual screen of light manufacturing buildings and/or activities. Also use existing or newly planted trees and shrubs to soften the impact of new development within the interior of the site.	Preserve mature trees and shrubs and plant trees that can screen the view of buildings from the road or adjacent residential properties. Protect significant mature trees and stands of trees so that mature vegetation dominates within the screen.	Requirements of both the full and partial screen landscape buffers are met by existing vegetation to be preserved. All existing forested canopy outside of the proposed development area will be preserved.	

Design Review Board Design Guideline Checklist
Light Manufacturing Design Guidelines – BIMC 18.18.030

Applicable Design Guidelines				
Design Guideline	Intent	Description	Applicant Response	DRB Action (Y/N)
3. Site Design/ Entrances	Minimize the disruption of the visible landscape.	To the greatest extent possible, road entrances should not draw attention to the light manufacturing facility. This should be accomplished by minimizing the width of the entrance, utilizing curves immediately inside the entrance, and by allowing the natural vegetation to grow to the edge of the drive.	The proposed location of the buildings on the site minimizes the amount of drive necessary and the length of drive at entry is no longer than necessary to penetrate the 50' full screen landscape buffer. The road entrance will be of minimal width to accommodate the light activity anticipated at the facility, set back fully to the 50' depth of the landscape buffer and all natural vegetation will be preserved to the edge of drive.	
4. Site Design/ No Chain Link Fences	Maintain the island landscape.	Chain link fences shall not be visible from roads and neighboring properties.	No chain link fences are proposed on the site. 6' high cedar fence segments are proposed between the buildings at the road edge and at the facility entrance.	
5. Site Design/ Internal Roads	Minimize the visual impact of the roads.	Build roads as narrow as possible. Create, whenever possible, a loop within the site with one-way narrow roads. Let vegetation grow to the edge of the road.	Amount of road for the facility is minimized in length and width by functioning as a cul-de-sac. Vegetation will grow to the edges of all roads.	
6. Site Design/ Loading Docks	Minimize the visual impact of loading docks from the road and adjacent residential properties.	Place loading docks on the site so they are fully screened from the road or adjacent residential properties.	No loading docks are proposed for the facility. All overhead doors allowing movement of large items in and out of buildings are located internal to the site.	
7. Site Design/ Agricultural Uses Within Open Space	Help sustain and encourage agriculture on the island.	Active agricultural uses such as pasture land and fruit and vegetable farms are encouraged within the open space.	While no active agricultural uses are proposed, approximately 67% of the site, mostly forested canopy, will be left undeveloped.	

Design Review Board Design Guideline Checklist
Light Manufacturing Design Guidelines – BIMC 18.18.030

Applicable Design Guidelines				
Design Guideline	Intent	Description	Applicant Response	DRB Action (Y/N)
8. Site Design/ Trails Within Open Space	Expand passive recreational use.	Trails are encouraged. Support future trail systems by initiating trails on the site or connecting to existing trails.	Opportunities exist to connect adjacent large parcels including Manzanita Park. While not included in this proposal, the Applicant is interested in pursuing them at a later time.	
9. Site Design/ Shielded Lighting	Ensure that the source of light for parking, services, and loading areas does not spill over to adjacent residential properties or the road.	Freestanding and building mounted light fixtures should not exceed 14 feet in height, including the base. All exterior lighting fixtures should incorporate cutoff shields to prevent spillover. Use of motion sensors with long time delays are encouraged. Use of mercury vapor lamps are strongly discouraged.	Site lighting will be minimal and visually unobtrusive. Light fixtures on buildings will be at human level at building entrances and direct light to the ground surfaces.	
10. Building Design/ Encouraging Varied Shapes and Details	Include building details that create a sense of human scale and that visually reduce the bulk of larger buildings.	Buildings should incorporate most of the following elements: <ul style="list-style-type: none"> • A pitched or rounded roof • Varied rooflines and roof details such as monitors • A visually prominent principal entrance • Appropriately scaled windows with visible trim • Landscaping at the building edge • Surface treatment to break up scale 	All roofs are gabled and pitched at 2.5:12. The residential scale of the multiple buildings provides modulation of roof forms. A large quantity of residential scale windows break up the building walls and provide much natural light into the work spaces. Landscaping will come to all building edges at the site's perimeter. A minimum of 4 surface treatments will include natural vegetation, gravel, impervious paving, and concrete slabs at building entry areas.	

Design Review Board Design Guideline Checklist
Light Manufacturing Design Guidelines – BIMC 18.18.030

Applicable Design Guidelines				
Design Guideline	Intent	Description	Applicant Response	DRB Action (Y/N)
11. Building Design/ Conceal Mechanical Equipment	Ensure that larger pieces of mechanical equipment are visually unobtrusive.	Conceal mechanical equipment within the roof, or behind buildings or other screening so it is not visible from the road or adjacent residential properties.	No large pieces of mechanical equipment are proposed or anticipated external to the buildings.	
12. Building Design/ Glare	Avoid glare onto adjacent properties or roads.	Avoid the use of reflective glass and exterior colors or building materials that produce a strong reflection of light.	The materials proposed include clear glass and medium to dark value, matte, painted metal roofing and siding colors to avoid glare.	

**Guidelines Requiring
Action per DRB:**

**DRB Summary Motion
on Actions:**



CITY OF BAINBRIDGE ISLAND

280 Madison Ave North, Bainbridge Island, WA 98110
Phone: 206-842-2552 Email: pcd@bainbridgewa.gov
Website: www.bainbridgewa.gov
Portal: <https://ci-bainbridgeisland-wa.smartgovcommunity.com/portal>

APPLICATION - PAGE 1

DATE STAMP

City of Bainbridge Island

DEC 15 2015

Planning and
Community Development

DATE SUBMITTED 12/15/2015		PROJECT NUMBER PLN50231 PRE
PROJECT NAME Wintergreen Walk Clinic		
PROJECT TYPE Preapplication Conference		
PROJECT ADDRESS OR ACCESS STREET Wintergreen Lane NE		
TAX PARCEL NUMBER(S) 23250230862009		
REVISIONS RECEIVED:		
FEE HISTORY	AMOUNT	PAID
Pre-Application Conference Fee	\$265.00	\$265.00

PROJECT DESCRIPTION

Modify previous SPR approval for 20,000 Sf medical clinic proposed 30,000 sf clinic with 31 additional parking spaces.

PEOPLE ASSOCIATED WITH CASE

COBI PROJECT MANAGER JOSH MACHEN -- PHONE: 206-780-3765 E-MAIL: jmachen@bainbridgewa.gov	
OWNER ISLAND LLC VWA-BAINBRIDGE, , 30050 CHAGRIN BLVD STE 360, PEPPER PIKE, OH 44124-5700 Phone: 216-464-5550 E-MAIL:	
CONTACT WENZLAU ARCHITECTS, , 490 MADISON AVENUE NORTH #105, BAINBRIDGE ISLAND, WA Phone: 206-780-6882 E-MAIL: charlie@wenzlauarchitects.com	

CITY OF BAINBRIDGE ISLAND

PREAPPLICATION CONFERENCE REQUEST

FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.

PENCIL WILL NOT BE ACCEPTED.



<p style="text-align: center;">DATE STAMP FOR CITY USE ONLY</p> <p style="text-align: center;">City of Bainbridge Island</p> <p style="text-align: center;">DEC 15 2015</p> <p style="text-align: center;">Planning and Community Development</p>	<p style="text-align: center;"><u>TO BE FILLED OUT BY APPLICANT</u></p> <p>PROJECT NAME: WINTERGREEN MEDICAL BLDG</p> <p>TAX ASSESSOR'S NUMBER: AP# 232502-3-086-2009</p> <hr/> <hr/> <p>PROJECT STREET ADDRESS OR ACCESS STREET: WINTERGREEN LANE NE</p> <p>ENVIRONMENTAL CHECKLIST SUBMITTED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p style="text-align: center;"><u>FOR CITY USE ONLY</u></p> <p>FILE NUMBER:</p> <p>PROJECT NUMBER:</p> <p>DATE RECEIVED:</p> <p>APPLICATION FEE:</p> <p>TREASURER'S RECEIPT NUMBER:</p>
---	--

SUBMITTAL REQUIREMENTS	
APPLICATION	<i>One original (which must contain an original signature) and six copies</i> must be provided. Whenever possible, originals must be <i>signed in blue</i> . Please identify the original document.
SUPPORTING DOCUMENTS	<i>One original (which must contain an original signature)</i> , where applicable, and <i>six copies</i> (if an original is not applicable, <i>seven copies</i> must be provided).
FULL-SIZE DRAWINGS	<i>Seven copies</i> of the required drawings must be provided. Drawings <i>must be folded and 18" x 24"</i> in size. <i>No construction drawings or other sized drawings</i> will be accepted unless specifically requested.
REDUCED DRAWINGS	<i>Two copies (five if commercial)</i> of the drawings reduced to 11" x 17" must be provided.
SUBMITTING APPLICATIONS	Applications <i>must be submitted in person</i> by either the owner or the owner's designated agent. Should an agent submit the application, a <i>notarized Owner/Applicant Agreement</i> must accompany the application (owner/app agreement attached). Please call (206) 780-3762 to set up an appointment to submit the application.
FEES	Please call the Department of Planning & Community Development for submittal fee information. Review by the Kitsap County Health Department may require additional fees and processing time.

APPLICATIONS WILL NOT BE ACCEPTED
unless these basic requirements are met and the submittal packet is deemed counter complete.

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
280 MADISON AVENUE NORTH • BAINBRIDGE ISLAND, WA • 98110-1812
PHONE: (206) 842-2552 • FAX: (206) 780-0955 • EMAIL: pcd@bainbridgewa.gov

CITY OF BAINBRIDGE ISLAND

PREAPPLICATION CONFERENCE REQUEST

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A. GENERAL INFORMATION

1. Name of property owner: VWA-BAINBRIDGE ISLAND-LLC
Address: 30050 CHAGRIN BLVD. STE. 360, PEPPER PIKE, OH
Phone: 216-464-5550 Fax: _____
E-mail: _____

Name of property owner: _____
Address: _____
Phone: _____ Fax: _____
E-mail: _____

Name of property owner: _____
Address: _____
Phone: _____ Fax: _____
E-mail: _____

*If the owner(s) of record as shown by the county assessor's office is (are) not the agent,
the owner's (owners') signed and notarized authorization(s) must accompany this application.*

2. Applicant/agent: Wenzlau Architects
Address: 490 Madison Avenue North 105, Bainbridge Island WA 98110
Phone: 206-780-6882 Fax: _____
E-mail: charlie@wenzlauarchitects.com

3. Name of land surveyor: _____
Address: _____
Phone: _____ Fax: _____
E-mail: _____

4. Planning department personnel familiar with site: Josh Machen

5. Description of proposal: Proposal is to modify previous SPR approval for 20,000sf medical clinic
for proposed 30,000sf clinic with 31 additional parking spaces. The

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
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footprint of building 6 will be reduced from 7,200sf to 4,800sf.

6. Driving directions to site: NE Corner of High School Road and Highway 305

7. Please give the following existing parcel information:

Assessor's Parcel Number	Parcel Owner	*Lot Area
232502-3-086-2009		1.67AC (Pre-BLA)
Use additional sheet if necessary		Total of all parcels: 1.67AC

** As defined in Bainbridge Island Municipal Code 18.06.630*

8. Legal description (or attach): See attached

9. Current comprehensive plan, zoning and shoreline designations and use of subject parcel(s):

Lot Number	Comp Plan Designation	Zoning Designation	Shoreline Designation	Current Use
Lot 086	HS-2	HS-2	N/A	Vacant
Lot				
Lot				
Lot				

CITY OF BAINBRIDGE ISLAND

PREAPPLICATION CONFERENCE REQUEST

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10. Current comprehensive plan, zoning and shoreline designations and use of adjacent properties:

Property	Comp Plan Designation	Zoning Designation	Shoreline Designation	Current Use
North	HS-2	HS-2	N/A	ProBuild
South	HS-2	HS-2	N/A	Kitsap Bank
East	R-8, R-2.9	R-8, R-2.9	N/A	Stonecrest, vacant
West	HWY 305			

11. Common name of adjacent water area or wetlands area: _____

12. Does the site contain an environmentally sensitive area as defined in Critical Areas Ordinance (*Bainbridge Island Municipal Code Chapter 16.20*)?X yes ☐ no ☐ unknown

If yes, check as appropriate:

<input type="checkbox"/> wetland*	<input type="checkbox"/> geologically hazardous area**
X wetland buffer*	<input type="checkbox"/> zone of influence**
<input type="checkbox"/> stream*	<input type="checkbox"/> slope buffer**
<input type="checkbox"/> stream buffer*	<input type="checkbox"/> fish and wildlife habitat area

*If your site includes a wetland or wetland buffer, a wetland report may be necessary with your application.

**If your site includes a geologically hazardous area or is within the zone of influence as defined in Bainbridge Island Municipal Code 16.20, a geotechnical report may be necessary with your application.

13. Are there underlying/overlying agreements on the property? X yes ☐ no ☐ unknown
If yes, check as appropriate and provide a copy of the decision document:

<input type="checkbox"/> CUP Conditional Use Permit	X SPR Site Plan Review
<input type="checkbox"/> MPD Master Planned Development	<input type="checkbox"/> SPT Short Plat
<input type="checkbox"/> PUD Planned Unit Development	<input type="checkbox"/> SSDP Shoreline Permit
<input type="checkbox"/> REZ Contract Rezone	<input type="checkbox"/> SUB Prior Subdivision
<input type="checkbox"/> RUE Reasonable Use Exception	<input type="checkbox"/> VAR Zoning Variance
	<input type="checkbox"/> Other: _____

Under which jurisdiction was the approval given?

X City of Bainbridge Island ☐ Kitsap CountyApproval date: March 27, 2015

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

280 MADISON AVENUE NORTH • BAINBRIDGE ISLAND, WA • 98110-1812

PHONE: (206) 842-2552 • FAX: (206) 780-0955 • EMAIL: pcd@bainbridgewa.gov

December 2011

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CITY OF BAINBRIDGE ISLAND

PREAPPLICATION CONFERENCE REQUEST

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14. Is there any other information which is pertinent to this project? ☐ yes ☒ no

If yes, please explain: _____

B. TECHNICAL INFORMATION

1. Name of water purveyor: City Of Bainbridge Island

If a private well, what class? _____

2. Type of sewage disposal: ☐ on-site septic ☐ off-site septic ☐ sewer
Sewer district: ☒ City of Bainbridge Island ☐ Sewer District 7

3. General description of the existing terrain: Flat

4. Soil survey classification: See Aspect Geotechnical Reported dated 4/17/13

5. Flood plain designation: ☐ A ☐ AE

CITY OF BAINBRIDGE ISLAND

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6. Access (street functional road classifications):

Street Type	Required ROW Width	Street Name	Existing ROW Width
primary arterial	150 feet	Highway 305	
secondary arterial	60 feet	High School Road	
collector	50 feet		
residential urban	40 feet		
residential suburban	30 feet		
private	20 - 30 feet	Wintergreen Lane	

7. Sidewalks are adjacent to the parcel:

☐ yes ☒ no

If yes, existing sidewalks are _____ feet wide.

Sidewalk installation is proposed as part of the development project:

☒ yes ☐ no

Proposed sidewalks: ☒ adjacent to the parcel and are to be
☒ internal to the proposal and are to be

8
 _____ feet wide.
 5-8 feet wide.

8. Intended use of the land, as well as the sequence and timing of the proposed development:

See project description above.

9. Proposed floor area ratio (gross square feet contained in buildings excluding under-building parking/lot area): .41FAR (Pre-BLA) .25FAR (Post-BLA)

10. Proposed lot coverage (total area of building footprint/lot area x 100%): 21% (Pre-BLA) 13% (Post-BLA)

11. Height of proposed buildings or structures: 35'

12. Square footage of all spaces:

storage:

retail: 30,000sf

residential:

office:

other:

13. Number of stories 2 stories

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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PHONE: (206) 842-2552 • FAX: (206) 780-0955 • EMAIL: pcd@bainbridgewa.gov

December 2011

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CITY OF BAINBRIDGE ISLAND

PREAPPLICATION CONFERENCE REQUEST

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proposed: _____

14. Proposed setbacks:

north: 10' south: 195'
east: 115' west: 60'-195'

15. Number of parking stalls 120 stalls (Medical Clinic)
proposed: _____

16. Amount of square footage of proposed 55,770sf (post BLA)
paved areas: _____

17. Percent of site to be covered by impervious 59% (post BLA)
surfaces: _____

(If the proposal results in more than 1,000 square feet of additional impervious surface, a preliminary drainage plan shall be required.)

18. For light manufacturing proposals, percentage of site to %
remain as open space: _____

19. Is the applicant proposing any terms, conditions, covenants and agreements or other documents regarding the
intended development: (If yes, attach copies)

☒ no ☐ unknown ☐ yes

20. Is the proposal part of a phased development plan? (If so, an outline of the future plans must be submitted.)
Project is not phased.

21. List any other permits for this project from state, federal or local governmental agencies for which you have applied
or will apply, including the name of the issuing agency, whether the permit has been applied for, and if so, the date
the application was approved or denied, and the application or permit number:

Site Plan Review Major Amendment (COBI), Building Permit (COBI), BLA (COBI)

CITY OF BAINBRIDGE ISLAND

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22. Will the completed project result in 800 or more square feet of impervious surface

(building footprint + driveways + parking)?

☒ yes ☐ no ☐ unknown

23. Will the project result in clearing more than six significant trees or 2,500 square feet of ground?

☐ yes ☒ no ☐ unknown

24. Do storm water systems exist on the site?

☐ yes ☐ no ☒ unknown

If yes, were they constructed after 1982?

☐ yes ☐ no ☐ unknown

If yes, what type of storm water system exists on the site?

☐ infiltration ☐ open ditching ☐ closed conveyance ☐ detention

25. Will the completed project result in excavating of or filling in:

☐ less than 50 cubic yards. ☐ more than 50 cubic yards but less than 100 cubic yards. ☒ more than 100 cubic yards.

26. For reasonable use exception applications, proposed square footage of wetland and buffer to be disturbed: _____

I hereby certify that I have read this application and know the same to be true and correct.

Charles Wenzlau

*Signature of owner or authorized agent

12.19.19

Date

CHARLES WENZLAU

Please Print

**If signatory is not the owner of record, the attached "Owner/Agent Agreement" must be signed and notarized.*

November 5, 2015

City of Bainbridge Island
Dept. Of Planning and Community Development
280 Madison Avenue North
Bainbridge Island, WA 98110-2824

RE: WINTERGREEN MEDICAL BUILDING
SITE PLAN REVIEW – MAJOR AMENDMENT
PROJECT DESCRIPTION

The following project description is being submitted as a part of the Pre-application submittal to modify the Site Plan Review approval for the medical facility located within the Wintergreen Walk shopping center in Bainbridge Island, Washington.

EXISTING CONDITIONS

The site is located on Wintergreen Lane NE, on the north side of High School Road between Highway 305 and Polly's Lane. The proposed use is a modification of the approved site master plan. The approved master plan included a medical clinic located in the NE corner of the site.

At present, the master plan has two buildings nearing completion; Walgreens and Key Bank. The site is served by the completed access lane (Wintergreen Lane) which also serves Pro-build. The overall site is comprised of 5 separate parcels.

The surrounding uses include ProBuild to the north, residential (Stonecrest) and vacant land (wetland) to the east, Highway 305 to the west, and commercial (Kitsap Bank) to the south. The 2.75 acre lot for the medical use has been cleared and graded per site plan approval. There is an existing wetland off site to the east. The project site is within the Mixed-use Town Center HS-2 zone. Health care facilities are a permitted use.

PROPOSED MODIFICATION

The proposed project is a modification of the approved master plan. The approved master plan included a 20,000sf medical building. The proposed medical building is 30,000sf. The building has been enlarged to accommodate medical programmatic needs. The footprint of building 6 has been reduced to 4,800sf from the 7,200sf approved under the SPR master plan. The building was reduced in size to allow for the expanded parking and to maintain number of required parking stalls.

The proposed concept will require a boundary line adjustment. The increased building size will require 31 additional parking spaces. The total number of parking spaces provided for the site master plan meets parking required based on ratio of 4 spaces per 1000sf.

The proposed building has been shifted to the north edge of the site. The proposed location maintains a compact building footprint, improving aspect ratio of exterior, and accommodates access for the medical imaging truck. The parking lot to the south side of the building has been re-designed to accommodate additional stalls and to provide access for a medical imaging truck. The retention pond to the west has been eliminated to allow for additional parking. The storm water system will be re-designed to include the capacity provided by the storm pond. The parking behind buildings 6 and 7 will be completed prior to occupancy to meet parking requirements and allow for better circulation for the medical building.

The "slip lane" which parallels the main site access has been altered to better serve the medical parking area. The pedestrian route from the retail plaza to the medical building is located between the Wintergreen Lane and the parking area. This enhanced pedestrian zone will help provide screening for the parking area and provide pedestrian amenities along the connection.

ARCHITECTURAL DESIGN

The proposed building will be similar in concept to the previously approved medical building. The main façade which faces south is visually split into two masses with a large central glass area. The building design incorporates pitched roofs and a covered entry roof. Building materials are consistent with other buildings in the project site. The exterior materials include; concrete masonry units, vertical metal siding, cement board infill panels, asphalt at pitched roofs, storefront windows, exposed wood braces, sunscreens soffits to maintain a rural utilitarian spirit.

VISCONSI MEDICAL BUILDING - DESIGN NARRATIVE

October 9, 2015

Shawn,

We are pleased to submit our initial design for the medical building. This narrative serves as a guide to the design concept. Building upon the initial design, we have tried to show what is possible within the constraints of the SPR approved design. We expect to vet these features as we resolve this preliminary concept into the preferred design for the pre-app submittal.

Working with the Original Building Concept: The building is a modified version of the 20,000sf building approved as part of the SPR process. The new building footprint is based on the preliminary layout you provided. The building maintains the general composition of the original with the solid end elevations and center glazed area with pitched roof.

Site Plan Ideas: Given the extensive amount of paving around the building, we have tied the building into the vegetated buffer. We believe this will enhance the user experience and celebrate Bainbridge's love of the natural landscape. These features include:

The wellness garden area to the west offers the main opportunity to create a **viewing garden** for the patients and incorporates a rain garden.

The **covered entry porch** creates a welcoming entry and focal point. At the covered entry built-in benches provide space for visitors to wait for caregiver pickup, and bicycle parking is visible for increased safety and accessibility.

The vehicle parking at the building entrance has been selected as an opportunity to include **pervious pavement**. The variation of pavement at this location visually breaks up the large parking lot and emphasizes the building entry. Water infiltration reduces rainwater puddling at the main entry of the building.

The pedestrian **connection** from the retail plaza to the building will also play a significant role as you approach the building.

New Exterior Design: The new building will have its south façade as the main elevation when you arrive at the site. The south and the west are the key façades from a public vantage point and are where we placed the main design features. The north and east façades would be a simpler concept which we haven't developed yet.

Entry Porch: One of the main features of the design is the entry porch which extends across the central portion of the façade. The porch with its **green roof** provides a covered area for pedestrians and bicycles. The roof structure would be similar to what is located at the Walgreens entry.

Exterior Materials: Since the medical building is physically separated from the retail buildings, we feel it can have a unique palette and look. The façade materials include cement board panels, vertical metal siding and storefront glazing, all of which can be found on the retail buildings. The proposal doesn't include concrete block since it is a more expensive material, especially if used as a veneer. We have proposed the **green walls** in lieu of the CMU.

Green Walls: Portions of the façade are shown as green or living walls. In concept these are portions of the facade on which we can train vines, etc. The support for the vines could be as simple as welded wire mesh or purpose-built plant systems. The green walls are located on the blank portions of the façade where there are limited openings.

Roof Concepts: We looked at several options for the roof (see design options). The preferred option was to locate the pitched roof over the central glazed area, to accentuate the entry and waiting areas. The sloped roof is only proposed for the south elevation since that is the main façade. The south roof provides a good location for a **PV system** as shown on the drawings. The roof design also identifies a method to include **roof monitors** for introducing natural light to the internal portions of the upper corridors.

Green Features: The new design demonstrates multiple opportunities to highlight sustainability features. The proposed features have been selected for their ability to serve multiple purposes including: building community support, celebrating the tenant's commitment to sustainability and realizing improved building performance.

We're excited to have the opportunity to continue our work on the project, and look forward to further refining the design with you.

Best regards,

Charlie Wenzlau

Charles Wenzlau, President

WINTERGREEN MEDICAL BUILDING

ZONING SUMMARY

November 11, 2015

Site Address: Wintergreen Lane
Bainbridge Island, WA

Parcel Areas: AP# 232502-3-086-2009 73,086SF (1.68AC) Pre-BLA
119,790SF (2.75AC) Post-BLA

Allowable FAR (Post-BLA):		BASE		BONUS
Residential	.3	35,937SF	.6	71,874SF
Commercial	.3		.6	
Mixed Use	.3			
Residential			.6	
Commercial			.6	
	.3 FAR	35,937SF	.6 FAR	71,874SF

Proposed Program: Commercial .25 FAR 30,000SF

Zoning: MUTC/HIGH SCHOOL 2

Surrounding Uses: East: Residential (R-8) North: Commercial (HS2)
West: Hwy 305 South: Commercial (HS2)

Allowable Uses: Health Care Facility

Lot Coverage: Allowable: 50% (59,895SF, Post-BLA)
Proposed: 13% (15,000SF, Post-BLA)

Height limit: 35'

Setbacks: Front: 10' max.; Side: 0'; Rear: 0'

Parking Required: 120 stalls (4stalls:1000SF min)

Parking Provided: 120 stalls (portion of parking provided outside of parcel within site master plan)

Perimeter Landscape: Hwy 305: 50' Full screen buffer (35'min.)

Critical Areas: Wetland buffer (off-site) with 15' building setback

12/4/2015 4:38:11 PM (DRAWING SCALED FOR 11" X 17" PAPER SIZE)



WINTERGREEN WALK CLINIC

PROJECT INFORMATION

TAX PARCEL:	232502-3-086-2009		
ADDRESS:	WINTERGREEN WALK, BAINBRIDGE ISLAND, WA 91108		
ZONING:	HS-2		
SURROUNDING ZONING:	SOUTH - HS-1 EAST - R-2.9, R-8 NORTH - R-2.9 WEST - R-8		
SETBACKS:	SETBACKS ACCORDING TO TABLE 18.12.02-3 HSR I AND II OF BIMC		
	FRONT	PROPOSED:	REQUIRED:
	REAR	9 FT	10 FT MAX
	SIDE	111 FT	0 FT
		10 FT	0 FT
ALLOWABLE FAR	.30 FAR (35,937SF) POST-BLA		
PROPOSED PROGRAM	.25 FAR (30,000SF) POST-BLA		
REQUIRED PARKING STALL/SF	4 STALLS/1000SF		
PROPOSED PARKING	120 STALLS		

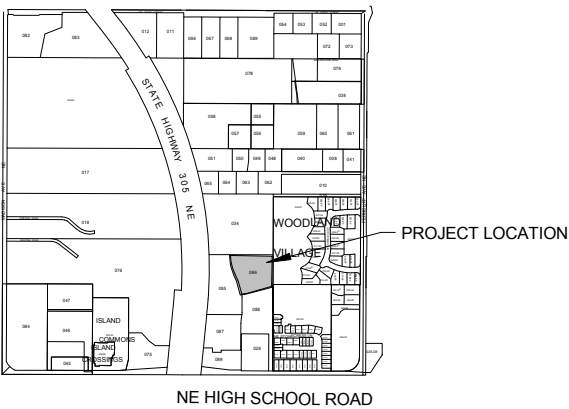
LEGAL DESCRIPTION

23252E
RESULTANT PARCEL B OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 201406180124, AND AS DEPICTED ON SURVEY RECORDED UNDER AUDITOR'S FILE NO. 201406180125, IN VOLUME 79 OF SURVEYS, PAGE 98, RECORDS OF KITSAP COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SECTION 23, TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON.

DRAWING INDEX

A 0.0	COVER
A 1.1	REVISED MASTER PLAN
A 2	APPROVED MASTER PLAN
A 3	AERIAL MAP
A 4	SITE PLAN
A 5	FLOOR PLANS
A 6.1	ELEVATIONS
A 6.2	ELEVATIONS
A 7	SECTION
C 1	UTILITY PLAN
C 2	BUFFER PLAN
L 1	APPROVED OPEN SPACE DIAGRAM
L 01	LANDSCAPE CONCEPT
L 02	LANDSCAPE IMAGES
L 03	LANDSCAPE IMAGES
L 04	LANDSCAPE DETAIL
L 05	OPEN SPACE DIAGRAM

VICINITY MAP



WENZLAU ARCHITECTS
490 MADISON AVE N., SUITE 105
BAINBRIDGE ISLAND, WA 98110
WWW.WENZLAUARCHITECTS.COM
206.780.6882

WINTERGREEN
MEDICAL BUILDING
WINTERGREEN LANE, BAINBRIDGE ISLAND,
WA 91108

OWNER: VWA-BAINBRIDGE ISLAND-LLC

PRE-APP SUBMITTAL

PROJECT	1518	
DATE	11/11/2015	
NO.	DESCRIPTION	DATE

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COVER

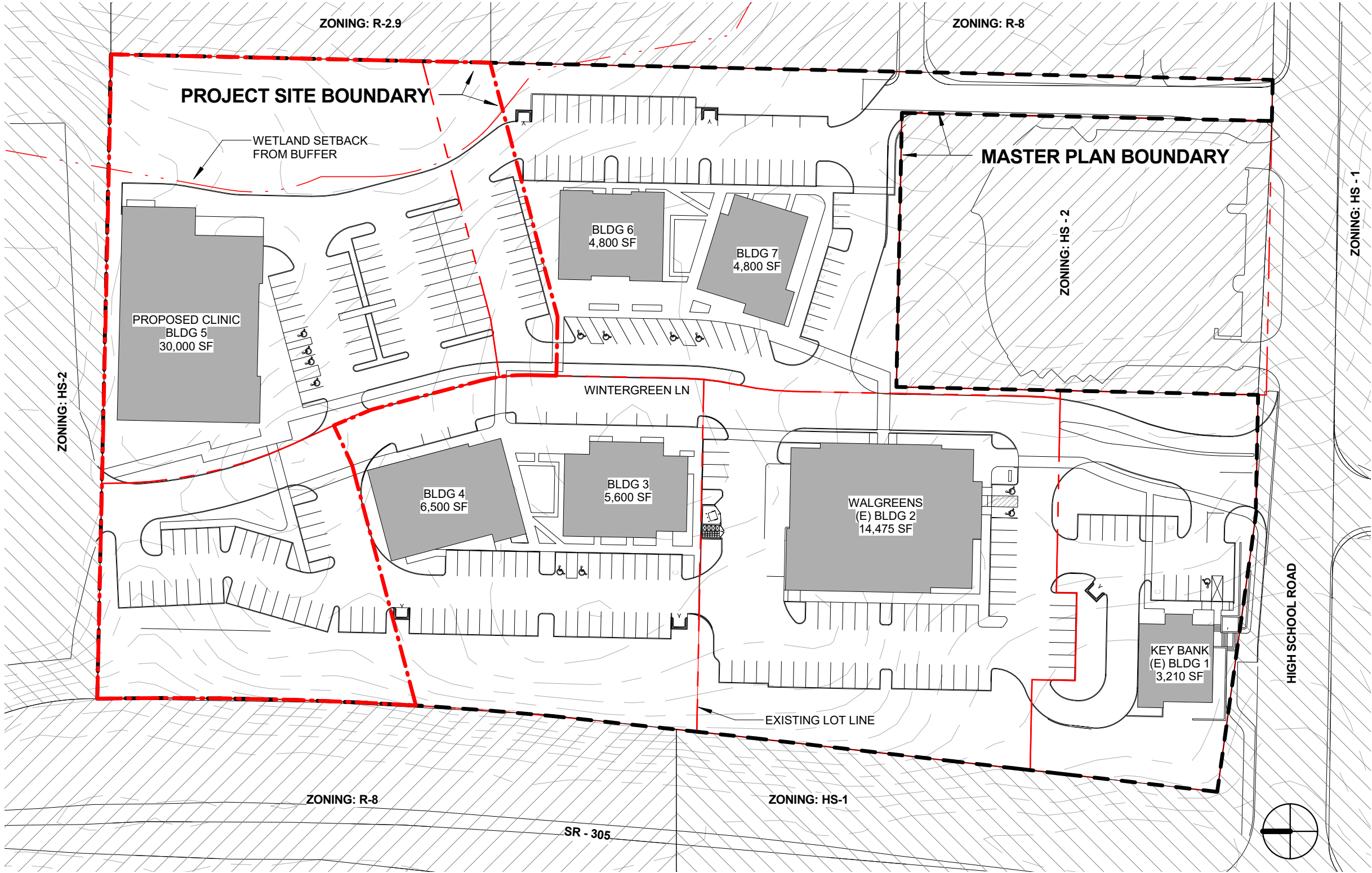
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1

REVISED MASTER PLAN

1" = 80'-0"



MASTER PLAN PARKING SUMMARY:

TOTAL BUILDING AREA:	69,385 SF
REQUIRED PARKING FOR SITE:	278 STALLS
PROPOSED PARKING FOR SITE:	281 STALLS

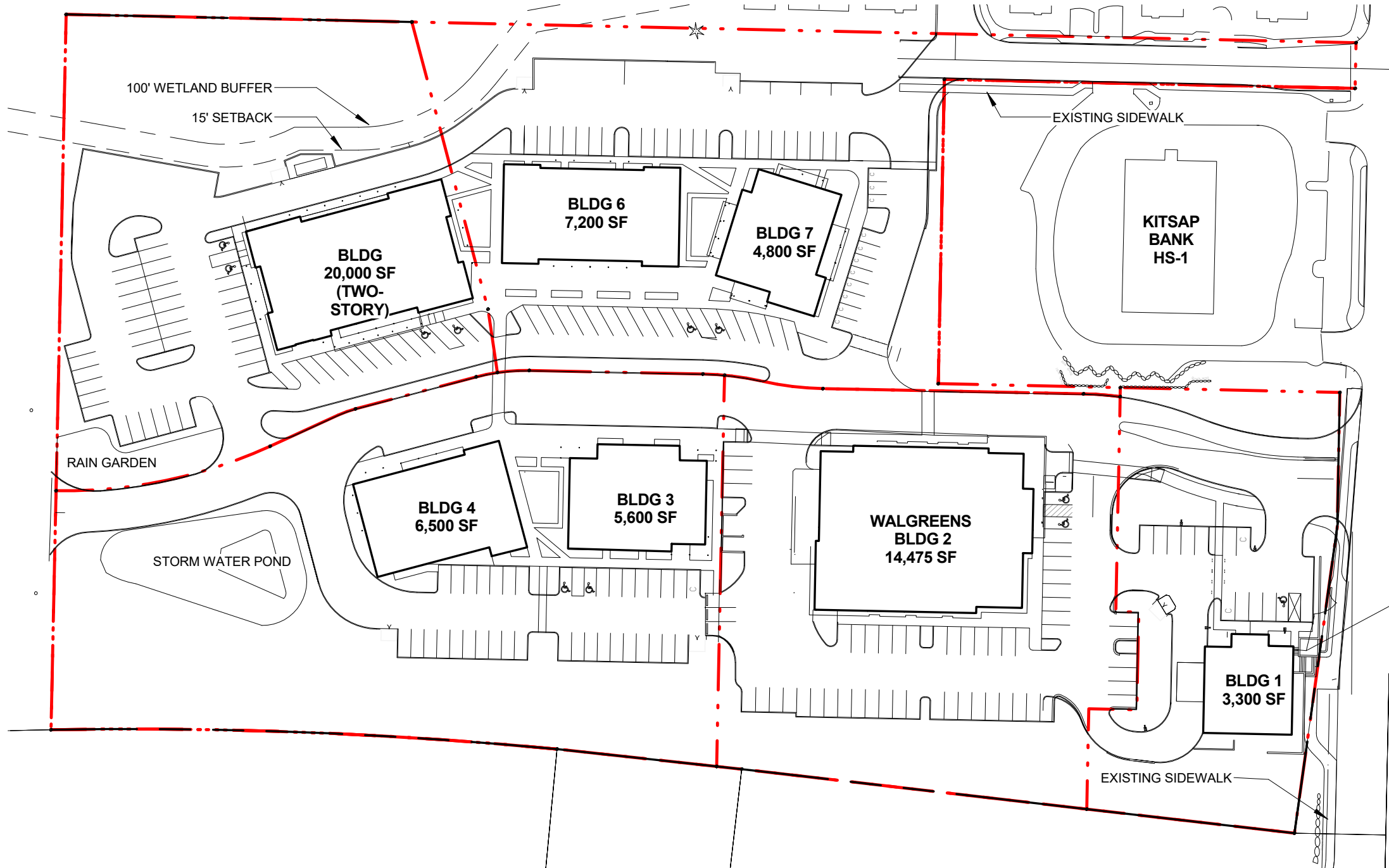
PRE-APP SUBMITTAL

PROJECT	1518	
DATE	11/11/2015	
NO.	DESCRIPTION	DATE

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1

PREVIOUSLY APPROVED MASTER PLAN
1" = 80'-0"



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490 MADISON AVE N., SUITE 105
BAINBRIDGE ISLAND, WA 98110
WWW.WENZLAUARCHITECTS.COM
206.780.6882

WINTERGREEN
MEDICAL BUILDING
WINTERGREEN LANE, BAINBRIDGE ISLAND,
WA 91108
OWNER: VWA-BAINBRIDGE ISLAND-LLC

PRE-APP SUBMITTAL

PROJECT	1518	
DATE	11/11/2015	
NO.	DESCRIPTION	DATE

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APPROVED MASTER PLAN

11/16/2015 4:13:01 PM (DRAWING SCALED FOR 11" X 17" PAPER SIZE)



A AERIAL SITE CONTEXT PHOTO
NOT TO SCALE



B WINTERGREEN LN LOOKING EAST
NOT TO SCALE



C WINTERGREEN LN LOOKING SOUTH
NOT TO SCALE



D WINTERGREEN LN LOOKING NORTH
NOT TO SCALE



E WINTERGREEN LN LOOKING SOUTH
NOT TO SCALE



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PROJECT	1518	
DATE	11/11/2015	
NO.	DESCRIPTION	DATE

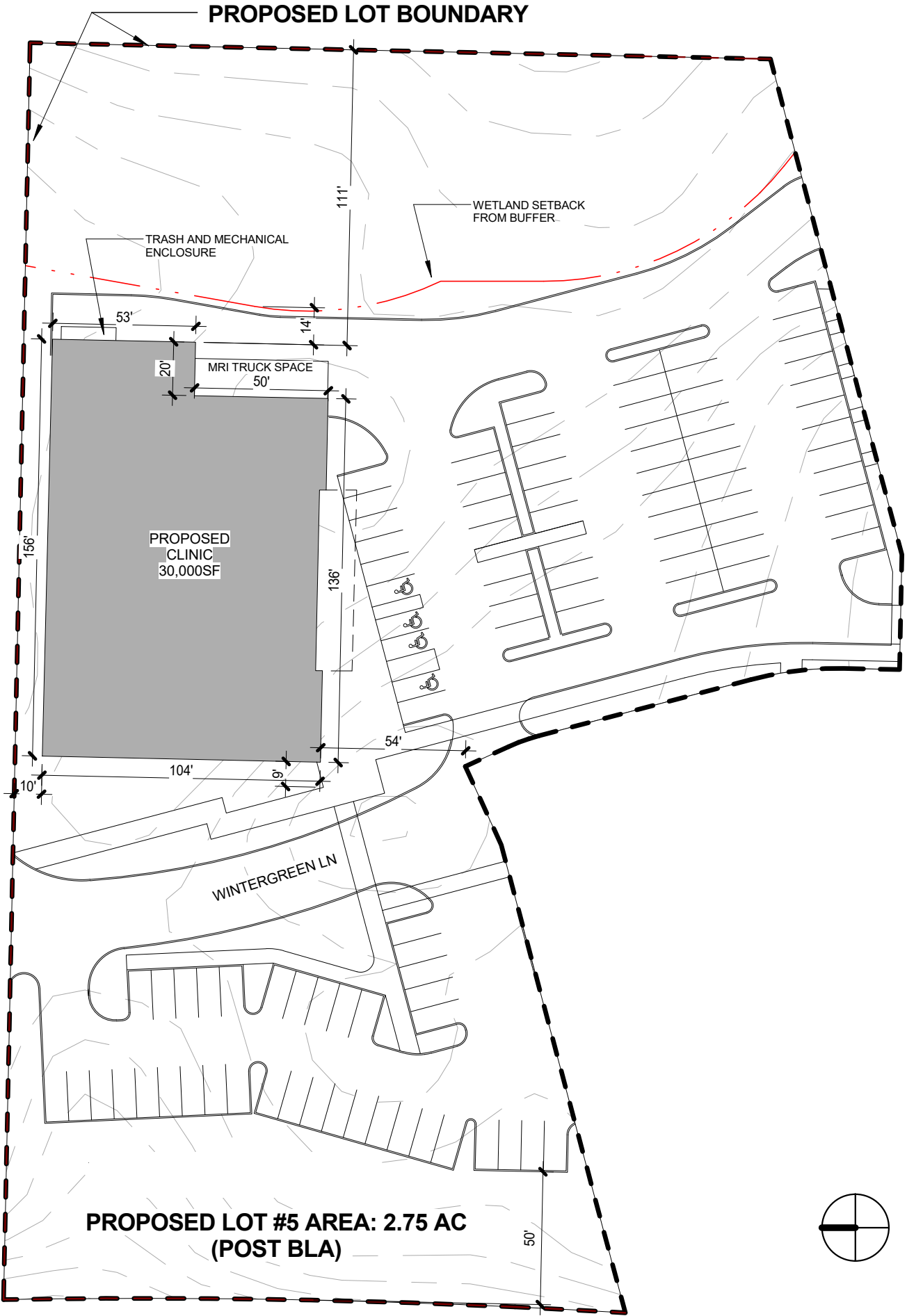
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AERIAL MAP

A 3

1

LOT #5 SITE MAP
1" = 50'-0"



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**WINTERGREEN
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PRE-APP SUBMITTAL

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SITE PLAN

A 4

12/9/2015 2:49:12 PM (DRAWING SCALED FOR 11" X 17" PAPER SIZE)

1

PRELIMINARY FLOOR PLAN
1/16" = 1'-0"



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**WINTERGREEN
MEDICAL BUILDING**
WINTERGREEN WALK
BAINBRIDGE ISLAND, WA 98110
OWNER: VISCONSI COMPANIES LTD.

PRE-APP SUBMITTAL

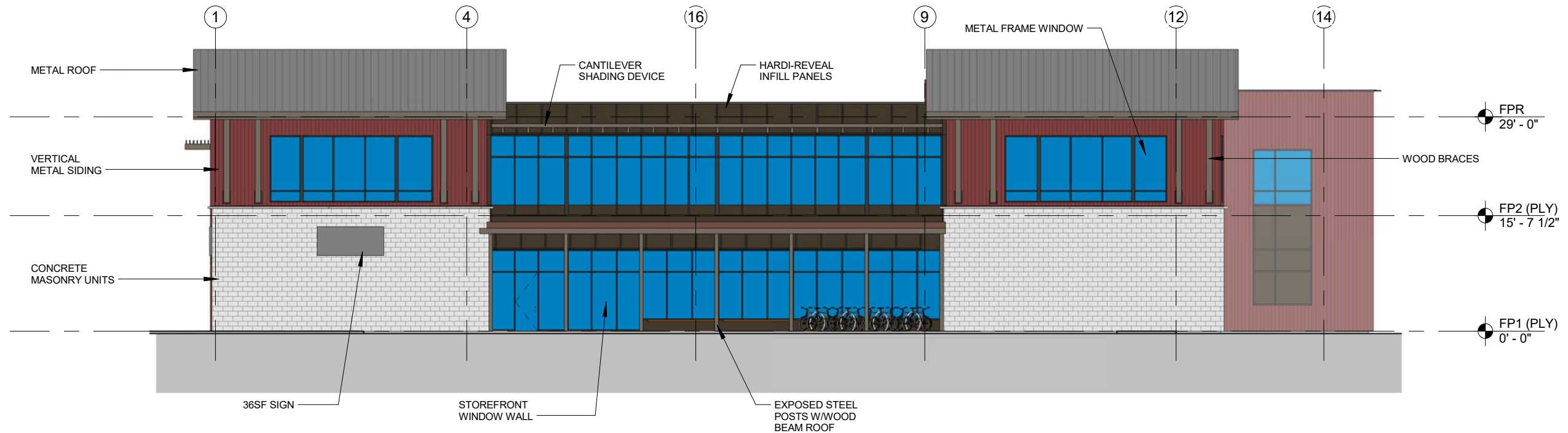
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DATE	11/11/2015	
NO.	DESCRIPTION	DATE

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FLOOR PLAN

A 5

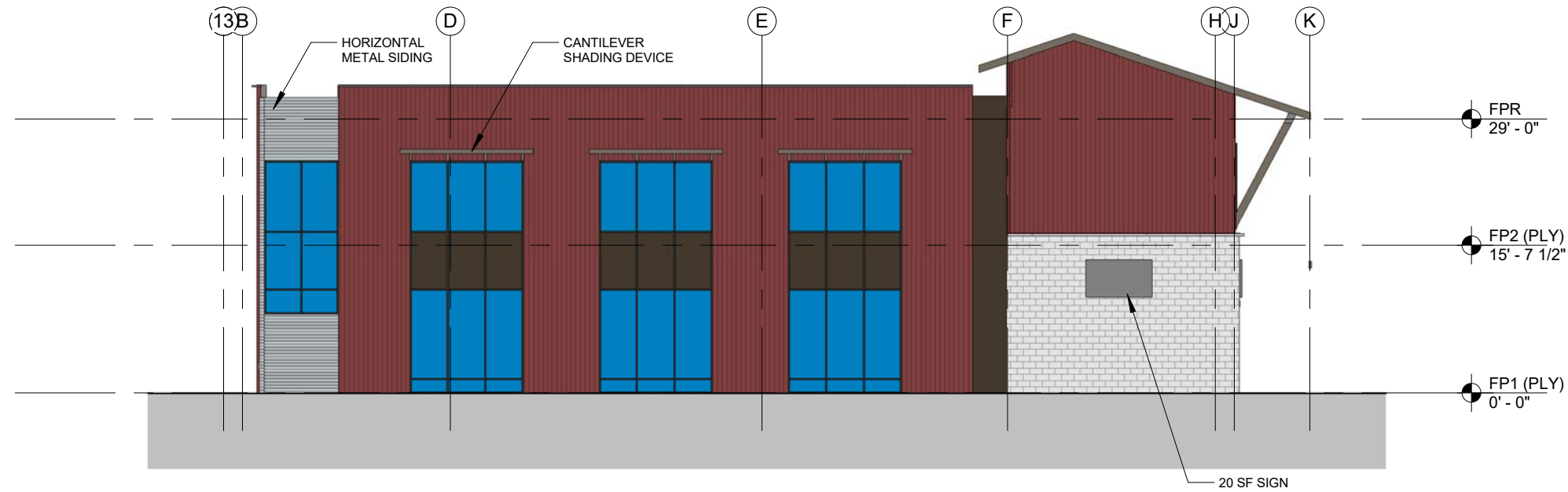
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1

SOUTH ELEVATION

1/16" = 1'-0"



2

WEST ELEVATION

1/16" = 1'-0"

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WINTERGREEN
MEDICAL BUILDING
WINTERGREEN WALK
BAINBRIDGE ISLAND, WA 98110
OWNER: VISCONSI COMPANIES LTD.

PRE-APP SUBMITTAL

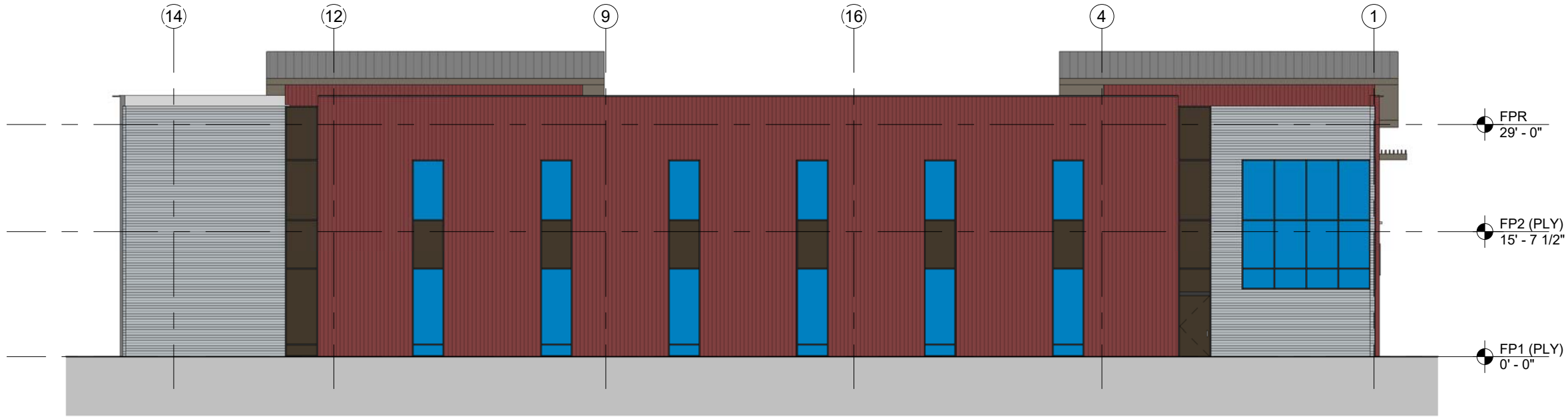
PROJECT	1518	
DATE	11/11/2015	
NO.	DESCRIPTION	DATE

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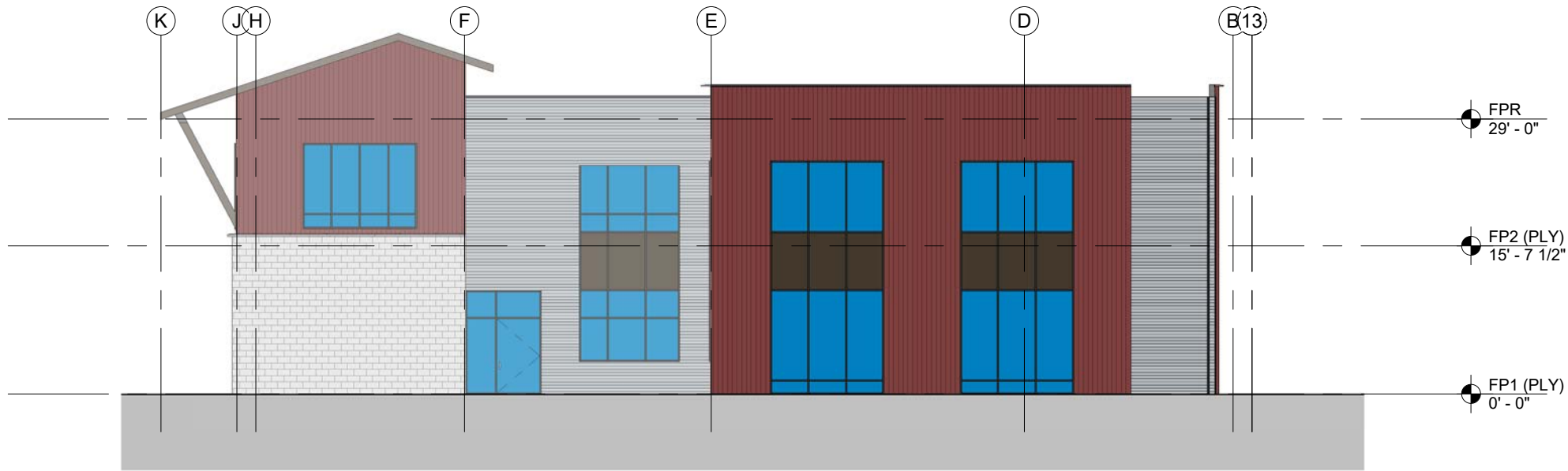
ELEVATIONS

A 6.1

12/9/2015 2:49:29 PM (DRAWING SCALED FOR 11" X 17" PAPER SIZE)



3 NORTH ELEVATION
1/16" = 1'-0"



4 EAST ELEVATION
1/16" = 1'-0"

PRE-APP SUBMITTAL

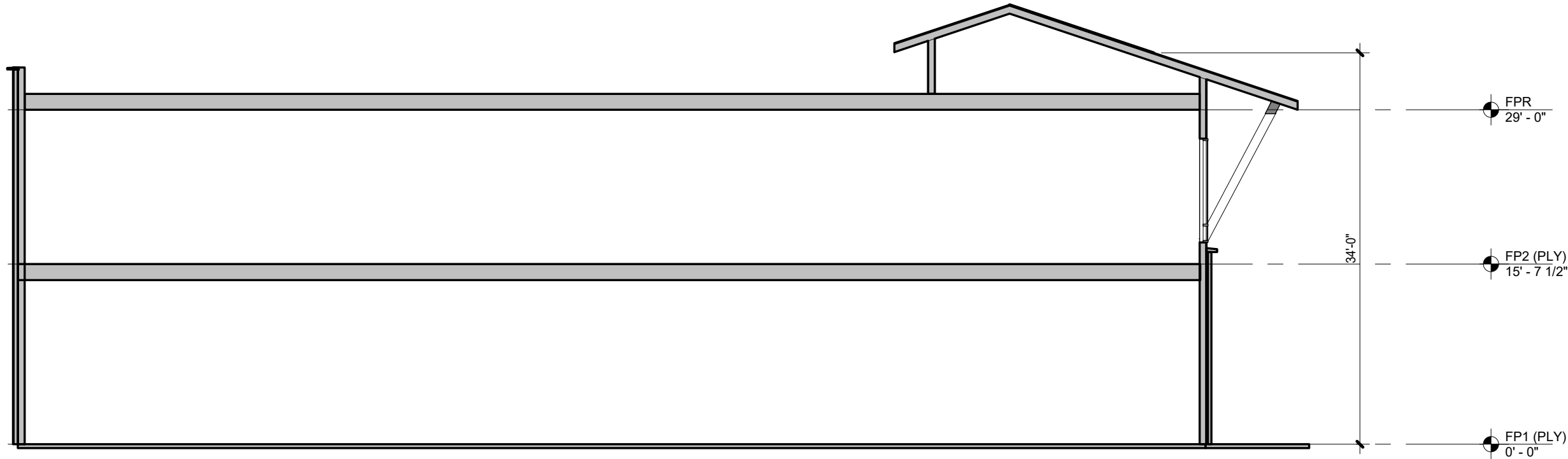
PROJECT	1518	
DATE	11/11/2015	
NO.	DESCRIPTION	DATE

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ELEVATIONS

A 6.2

1 Pre-App Section
3/32" = 1'-0"



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WINTERGREEN
MEDICAL BUILDING
WINTERGREEN WALK
BAINBRIDGE ISLAND, WA 98110
OWNER: VISCONSI COMPANIES LTD.

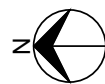
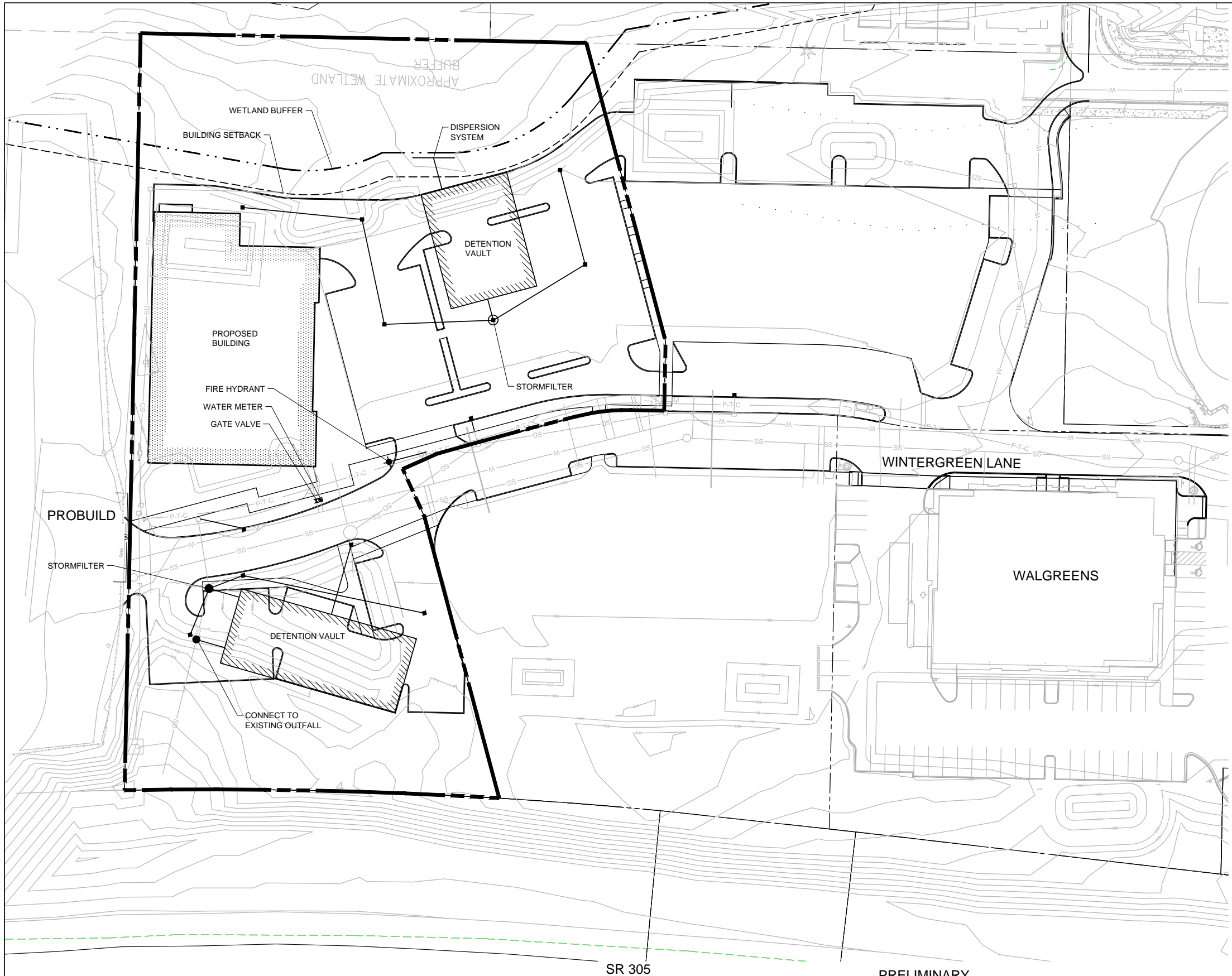
PRE-APP SUBMITTAL

PROJECT	1518	
DATE	11/11/2015	
NO.	DESCRIPTION	DATE

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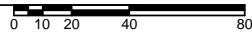
SECTION NS

A 7



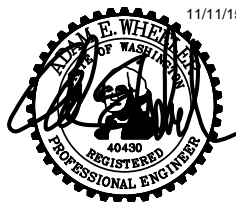
UTILITY PLAN

SCALE: 1" = 40'



SR 305

PRELIMINARY
NOT FOR CONSTRUCTION



11/11/15

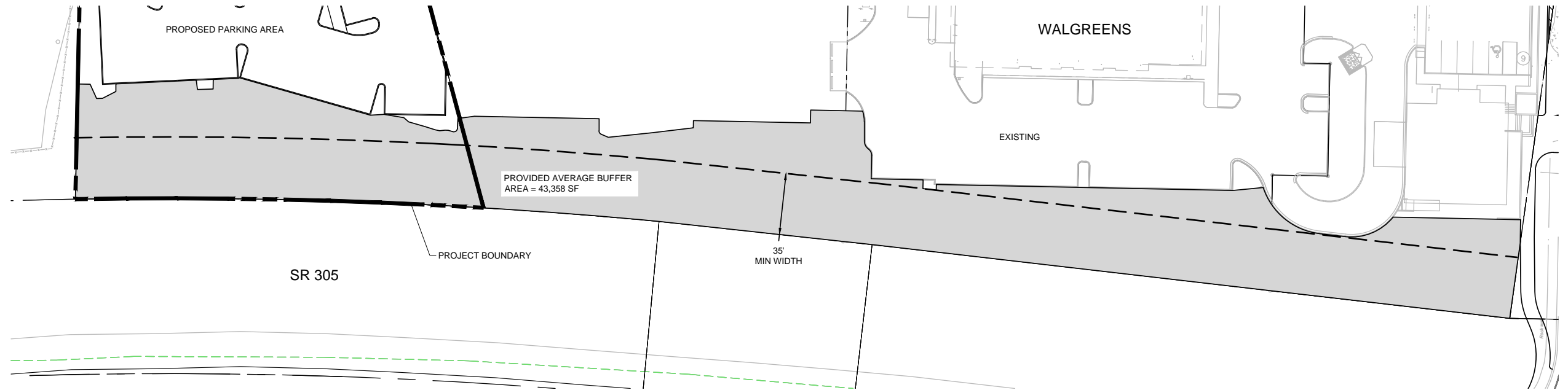
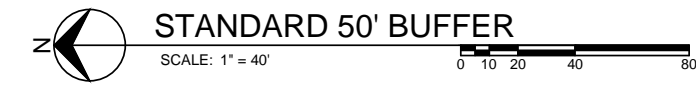
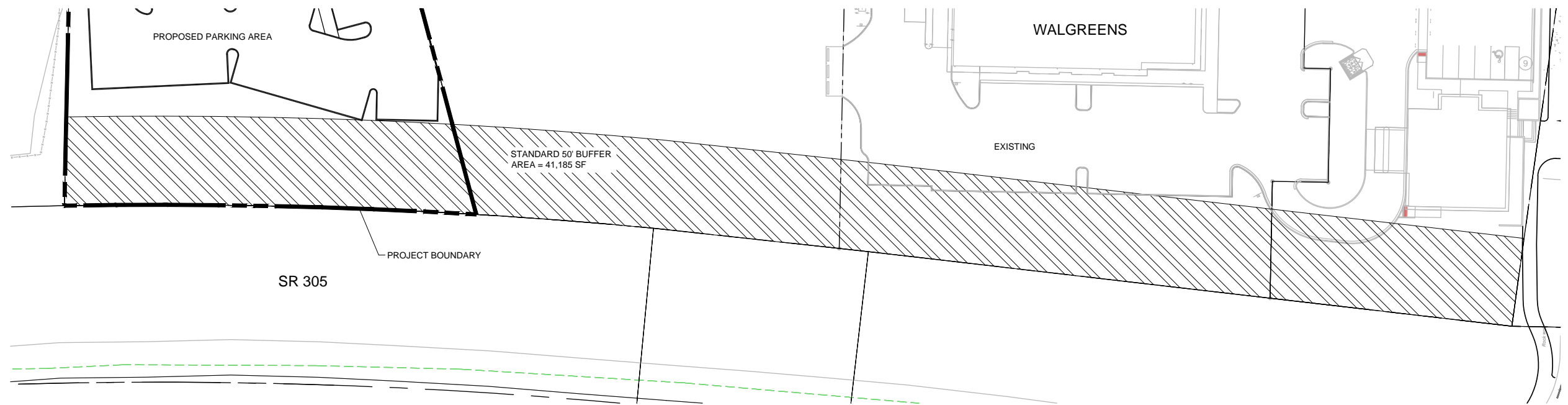
BROWNE • WHEELER
ENGINEERS, INC
241 ERICKSEN AVENUE NE
BAINBRIDGE ISLAND, WA 98110
P 206.842.0605 INFO@BrowneWheeler.COM

VWA-BAINBRIDGE ISLAND, LLC
30050 CHAGRIN BLVD, SUITE 360
PEPPER PIKE, OH 44124

DATE 11/11/15
DESIGNED AEW
DRAWN NDW
CHECKED DWB
PROJECT # VIO4-009

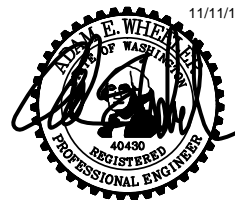
C1

1 OF 2

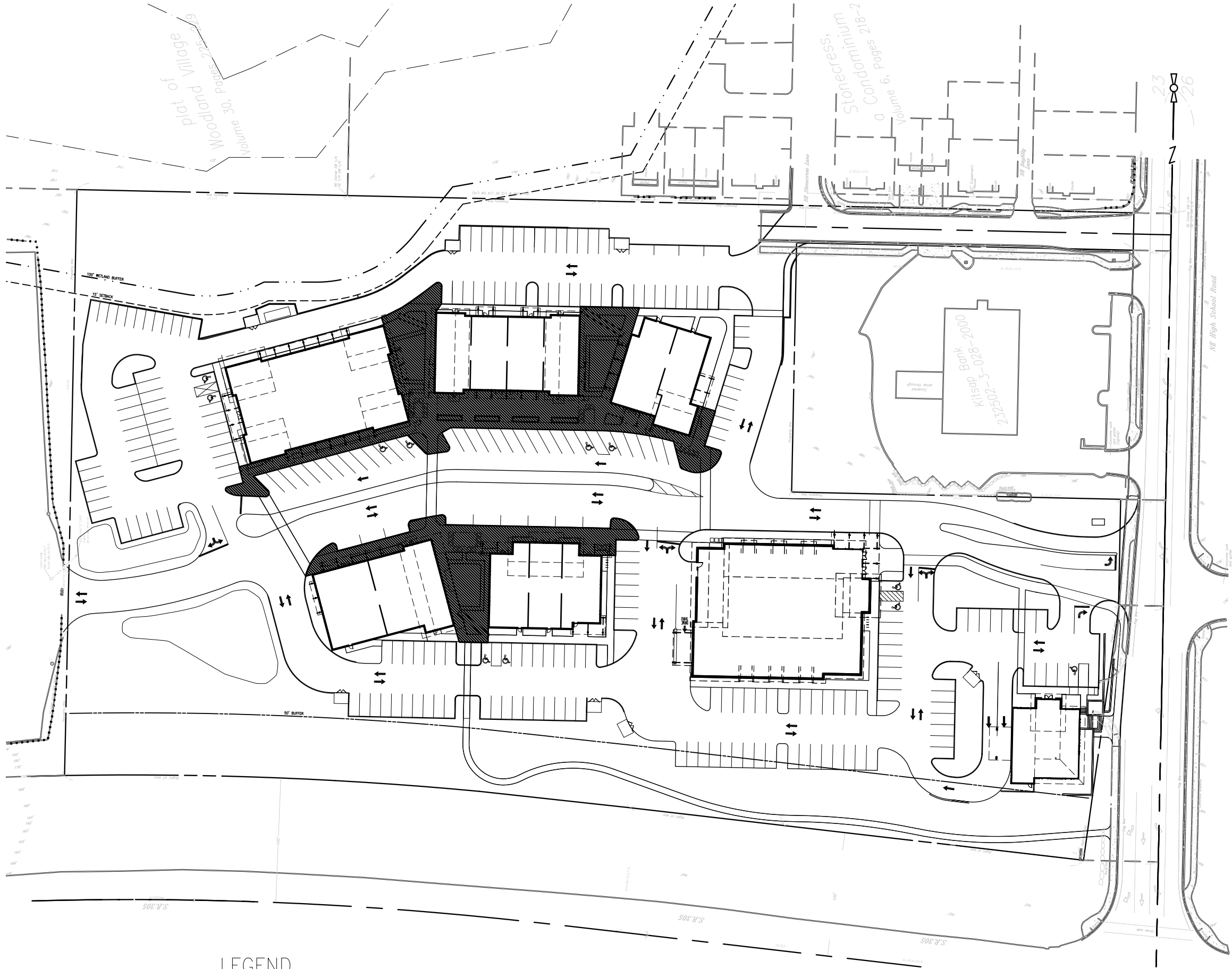


SPR/CUP APPROVED AVERAGE BUFFER
AREA = 42,090 SF

PRELIMINARY
NOT FOR CONSTRUCTION

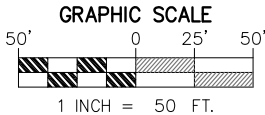


BUFFER PLAN WINTERGREEN MEDICAL BUILDING PRE-APPLICATION			
BROWNE • WHEELER ENGINEERS, INC 241 ERICKSEN AVENUE NE BAINBRIDGE ISLAND, WA 98110 P 206.842.0605 INFO@BrowneWheeler.COM	VWA-BAINBRIDGE ISLAND, LLC 30050 CHAGRIN BLVD, SUITE 360 PEPPER PIKE, OH 44124	DATE 11/11/15 DESIGNED AEW DRAWN NDW CHECKED DWB PROJECT # VIO4-009	C2 2 OF 2



LEGEND

 CENTRAL OPEN SPACE AREA – PEDESTRIAN PLAZA & PLANTED LANDSCAPE
21,552 SF



VISCONSI MASTER PLAN

BAINBRIDGE ISLAND, WA 98110

VISCONSI COMPANIES, LTD

SPR/CUP APPLICATION

PROJECT VISCONSI MASTERPLAN
DATE SEPTEMBER 5, 2013

NO. DESCRIPTION DATE

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Open Space Diagram

L1

D.O.T. Right of Way



- Highway Buffer (West)***
 - Existing trees and native vegetation within the buffer preserved
 - Infill planting as needed to achieve full screen buffer requirements
- Full Screen Buffer (West)**
 - Per BIMC Section 18.15.010.E.1
 - Full screen buffer on West side (Hwy 305)- protect existing and enhance at edge
 - Planting at eastern edge areas disturbed during development
- Parking Lot Planting (Central)**
 - Per BIMC Section 18.15.010.F.2.d
 - 1 tree required for every 8 stalls
 - Landscape area at end of every isle
- Clinic Garden (Central)**
 - Per BIMC Section 18.15.010.F.2.e planting standards
 - West side of clinic will incorporate the existing rain garden
 - Use of a plant palette with a medicinal focus
- North Border (North)**
 - Area resulting from 10' building setback
 - No screening required per code as the adjacent land use is the same
 - Screening per aesthetic and functional desires
- Wetland Buffer (East)***
 - All existing trees and native vegetation in the buffer preserved
 - Enhancement completed per Hearing Examiner conditions
 - This area acts as Partial Screen Buffer per BIMC Section 18.15.010.D.6.
- Enhanced Buffer Edge (East adjacent to Wetland Buffer)**
 - Restoration planting of setback area disturbed during development
- Pedestrian Access/Sidewalk Paving**
- Entry Plaza Paving**

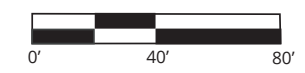
*** Buffers and Tree Retention:**

Refer to tree retention summary letter provided with Pre-App materials for description of tree retention analysis completed for Phase 1 and tree retention strategy proposed for this current phase. Refer to Civil drawings for information on buffer locations.

Note:

Refer to Landscape Image sheets for plant palettes proposed for each landscape type.

Scale

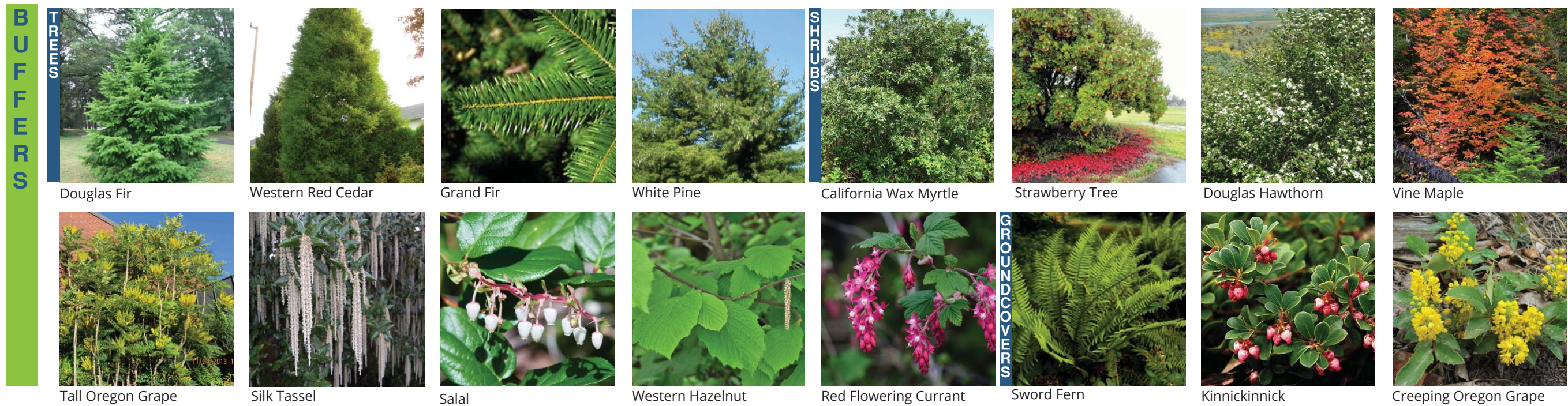
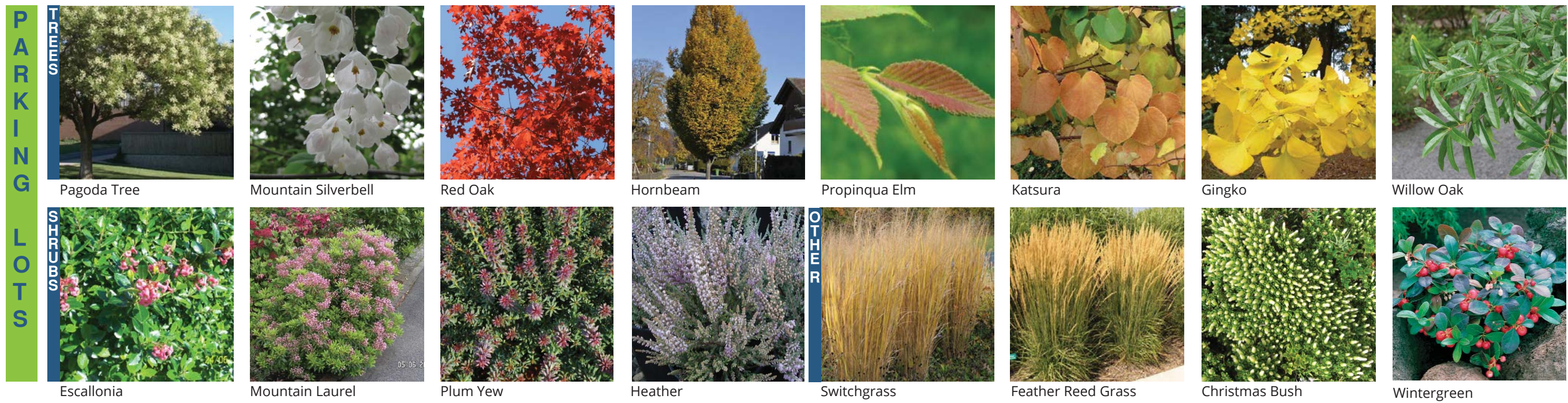


1"= 40' on 18" x 24" sheet



WINTERGREEN MEDICAL BUILDING - LANDSCAPE CONCEPT

L01



WINTERGREEN MEDICAL BUILDING - LANDSCAPE IMAGES

L02

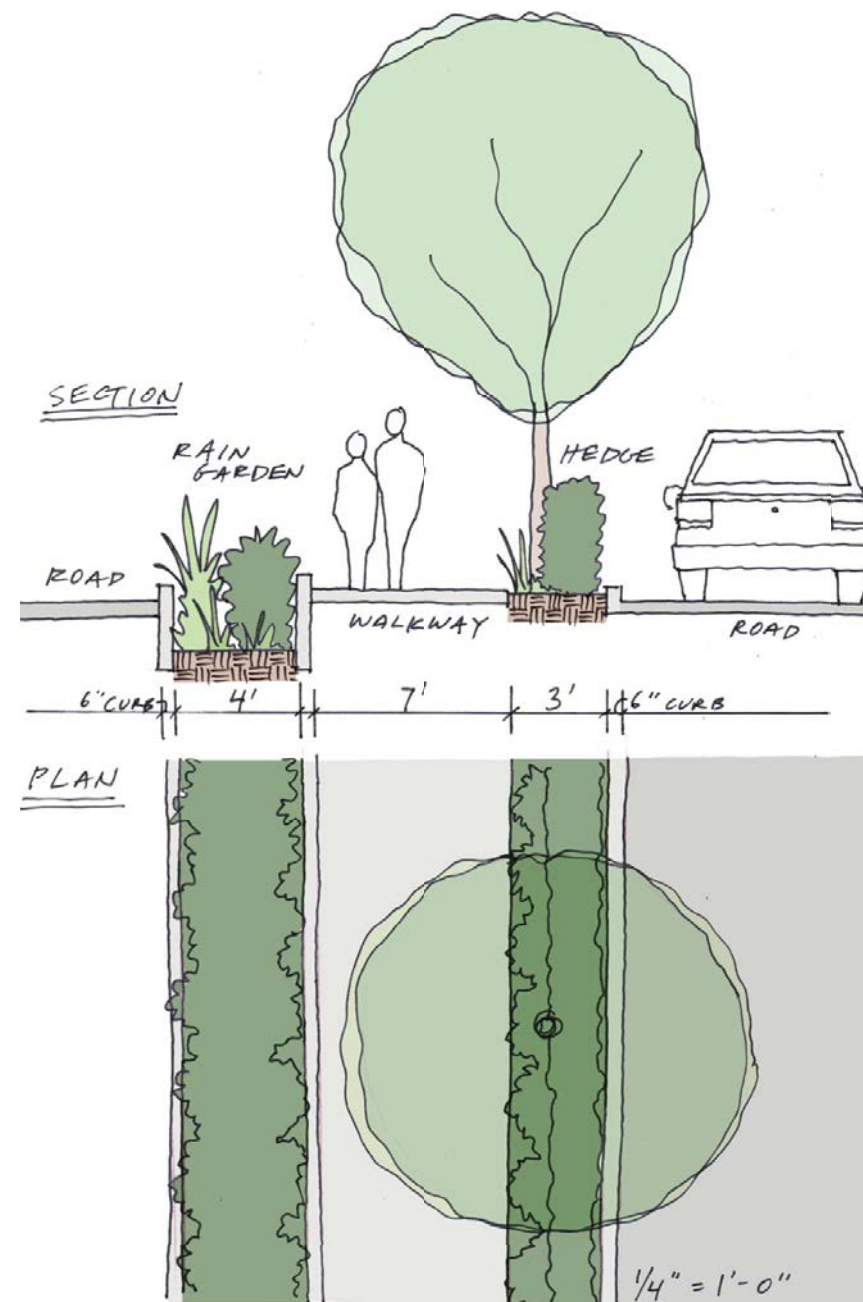


WINTERGREEN MEDICAL BUILDING - LANDSCAPE IMAGES

L03



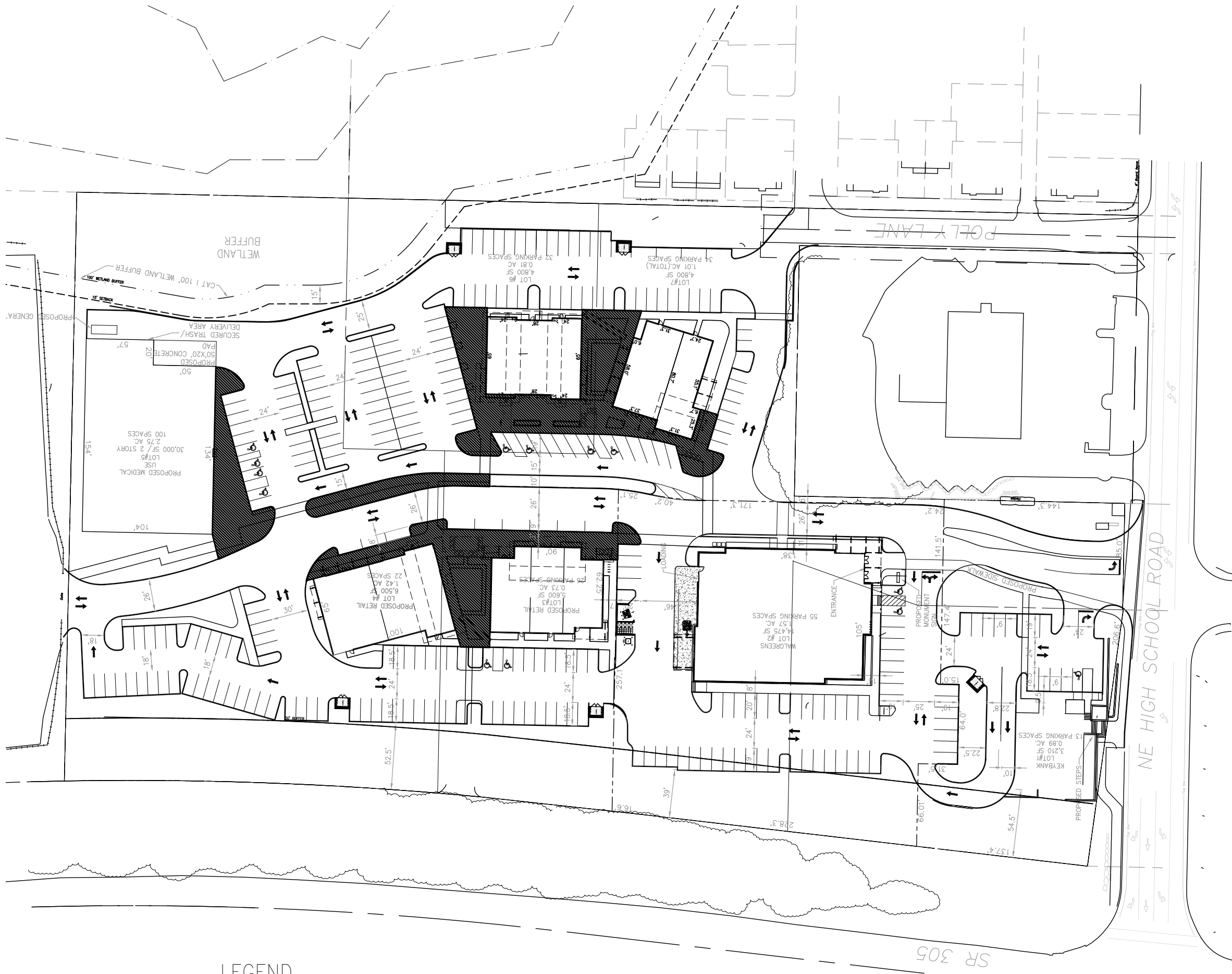
CORRIDOR



PLAZA

WINTERGREEN MEDICAL BUILDING - LANDSCAPE DETAIL

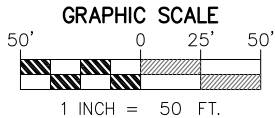
L04



LEGEND



CENTRAL OPEN SPACE AREA - PEDESTRIAN PLAZA & PLANTED LANDSCAPE
22,426 SF



WINTERGREEN MEDICAL BUILDING

BAINBRIDGE ISLAND, WA 98110

VISCONSI COMPANIES, LTD



Landscape Architecture + Community Planning
9141 Salmon Run Lane
Bainbridge Island, WA 98110
(206) 780.5651
www.fbpartnership.com

SPR/CUP APPLICATION

PROJECT VISCONSI MASTERPLAN
DATE NOVEMBER 11, 2015

NO.	DESCRIPTION	DATE
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Open Space Diagram

L05



November 12, 2015

Josh Machen
Planning Manager, Planning Division
City of Bainbridge Island
280 Madison Ave N
Bainbridge Island, WA 98110

RE: Tree Retention for Visconsi Parcel/Building #5 – Wintergreen Medical Building

Josh Machen-

This letter is intended to clarify compliance with the tree retention requirements for Pre-Application submittals for Parcel/Building #5 in the Visconsi development. The tree retention analysis and documentation was originally completed per City of Bainbridge Island Code 18.15.010 in 2014 for the entire Visconsi project by Fischer Bouma Partnership. These plans were approved as part of the original Site Plan Review/CUP process. Implementation, including tree clearing and the protection of buffers as required as a condition of the project has occurred and replanting of buffers as designed and permitted has been completed as part of the development of Phase 1. Clearing was completed prior to the adoption of the recently revised tree code.

The current permit application for Parcel/Building #5 (a component of the original master planned project) is subject to the revised tree retention code. With regard to this specific parcel, the required buffers (both the wetland buffer to the east and the full screen buffer to the west) are being protected and enhanced, as mentioned, per a condition of the SPR/CUP conditions of approval.

The 50 foot average buffer on the west side of the site along Highway 305 has been slightly modified in shape/dimension (while increasing in size) to accommodate a revised parking layout for the new medical building. As such, there are 4 existing trees (2 alder and 2 fir) outside of the eastern edge of the new buffer that will need to be removed. There is a 5th tree (20" alder) that is outside of the new or old buffer which was never removed as originally planned. There is a 6th tree (16" fir) that was not included in the original tree retention that is within the new buffer which is now being saved. The net effect is that 4 trees would be removed based on the original tree retention analysis. All other trees (more than 80 total) within the adjacent buffer will be retained and protected. For SPR, we will demonstrate how the trees within the new buffer meet the tree retention requirements and how and where tree replacement units will be provided elsewhere on the parcel. In addition, the forested buffer will be enhanced as needed to meet the full screen requirements per City code. Also, native vegetation and tree protection of the existing buffers will be required during implementation per Best Management Practices using fencing such as that already in place for Phase 1 tree protection.

Best Regards,

A handwritten signature in black ink, appearing to read "Jeff Bouma", written over a light blue horizontal line.

Jeff Bouma

Design Review Board Design Guideline Checklist

Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030

☒ "Pre-App" Meeting Checklist

☐ "Post-App" Meeting Checklist

Project Name/Case #: WINTERGREEN MEDICAL BUILDING

Land Use Application
(Pre-app, Site Plan
Review etc.):

SITE PLAN REVIEW – MAJOR AMENDMENT

Project Description: Proposal to modify planning approval for 20,000sf medical clinic to increase size to 30,000sf and provide 40 added parking stalls.

Applicable Design Guidelines				
Design Guideline	Intent	Description	Applicant Response	DRB Action (Y/N)
1.	To develop variation in façade treatment to provide visual interest.	Vary building materials or patterns to produce variations in texture.	Consistent with completed portions of the shopping center, the project will utilize a variety of materials including CMU veneer, vertical metal siding, cement board panels, asphalt composition roofing &/or metal (4:12 and greater), aluminum storefront systems, and exposed wood framing at roof braces.	
2.	To modulate the scale of building masses.	Building elevations shall be vertically modulated in no more than 20' increments or horizontally in no more than 30' increments. Modulation is defined as a change in plane or articulation (such as bands, cornices, setbacks or changes in material).	The building materials and fenestration provide both vertical and horizontal modulation.	

Design Review Board Design Guideline Checklist
Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030

Applicable Design Guidelines				
Design Guideline	Intent	Description	Applicant Response	DRB Action (Y/N)
3.	To limit the visual impact of blank walls and facades and better assure aesthetic appeal.	Blank walls shall not be visible to public spaces. Blank facades should otherwise be limited to the back of buildings or where required by the building code. Treatments to alleviate blank walls shall be similar in materials to facades normally in view of the public.	No blank facades are proposed.	
4.	To establish visually prominent ground floor facades.	The first floor of multi-storied buildings should be taller than upper floors . Minimum ceiling height should be at least 10' to allow transom or larger display windows. Other elements such as transom windows, canopies, cornices, and prominent entries are encouraged. First floor uses shall be pedestrian oriented and include substantial shop windows. Display windows on the first floor of retail and commercial buildings should be the predominant surface of the first floor.	The building will provide a minimum ceiling height of 10'.	
5.	To maintain pedestrian scale along facades facing public ways.	Facades facing public ways shall incorporate setbacks or articulation that establishes a pattern of bays or window openings. Facades shall include features such as display windows, columns or bays, recessed entries or canopies or other recesses. The use of a variety of materials at the sidewalk level is encouraged. Multiple building entrances are encouraged.	The façade includes setbacks where façade is recessed at main façade with public entry. This façade includes covered entry canopy and sunshade devices at upper windows. Exterior materials include metal siding, CMU, cement infill panels, and wood columns.	

Design Review Board Design Guideline Checklist
Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030

Applicable Design Guidelines				
Design Guideline	Intent	Description	Applicant Response	DRB Action (Y/N)
6.	To maintain the pedestrian activities by encouraging continuous frontages along sidewalks.	Where parking fronts onto a public street, the maximum separation between buildings shall be 80 feet. Greater separations are permitted if landscape setbacks are increased or other design features such as low walls, trellises and public spaces are created along the street frontage.	The separation between the medical building and retail building #6 exceeds 80' along a private access lane. A continuous screening feature with landscaping is proposed along the sidewalk connection.	
7.	To reduce overall scale of the building into multiple building masses.	Facades over 128' in length shall be separated by pedestrian passage or open space. Passages should be at least 12' wide and two stories in height if covered. Façade setback should be expressed at the roof line by changes in plane. Passage should connect to public open space.	The building is visually split into two masses by a central glass area. The façade setback is expressed at the roof line as well as with the two sloped roofs. The main façade has been stepped back to reduce the overall length to 136'.	
8.	To encourage the creation of public outdoor spaces.	Building setbacks may be increased for the creation of public outdoor seating areas. Entry alcoves and small outdoor spaces may be located between the building and the sidewalk.	The south façade will have a pedestrian plaza. The west façade will have a garden with small pathways and sitting areas.	
9.	To soften the impact of the built environment.	Encourage public pedestrian passageways and vegetation between buildings.	The pedestrian connection along Wintergreen and the rain garden will help soften the building.	
10.	To encourage compatibility of development with both community and neighborhood characteristics.	Building designs should respond to nearby buildings that meet the upgraded design standards by using shared elements, materials or massing.	The building will use similar materials and features to complement other buildings in the center.	

Design Review Board Design Guideline Checklist
Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030

Applicable Design Guidelines				
Design Guideline	Design Guideline	Design Guideline	Design Guideline	Design Guideline
11.	To minimize the intrusiveness of commercial signage.	Signage, corporate colors and other icons of the business may not dominate the exterior of the building. including canopies and separate outdoor structures covering activities associated with the business. Color should be used to express changes in detail or material but exterior building or structure colors may not be used as signs, or the extension of signs. When businesses are sold or tenants are changed, any sign modification shall trigger this requirement.	In general, we anticipate using externally illuminated façade signage visible from Wintergreen Lane. A monument sign may be integrated into the site along Wintergreen Lane.	
12.	To improve the pedestrian environment around buildings and minimize curb cuts.	Where a drive through facility is allowed, drive throughs must be in conjunction with a parking lot that serves the same business, must be to the side or rear of the building and should not be visible from public streets. Drive throughs should consist of no more than a single vehicle lane.	Not applicable.	
13.	To provide pedestrian access to buildings.	Provide multiple entrances along streets. Pedestrian passageways are encouraged.	Site master plan provides multiple entry's and passages. The main entry is located near SW corner since that is the direction from which the building is approached.	
14.	To provide weather protection for pedestrians.	Recessed entries and/or overhead weather protection above the sidewalk entrances shall be used.	A 50' entry porch is proposed.	
15.	To maintain smaller scale commercial buildings.	Buildings in excess of a 10,000 square foot footprint should be visually split into two or more distinct elements.	The building is visually split into distinct elements.	

Design Review Board Design Guideline Checklist
Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030

Applicable Design Guidelines				
Design Guideline	Design Guideline	Design Guideline	Design Guideline	Design Guideline
16.	To reduce the visual impact of parking areas.	Create small parking clusters connected by vegetated landscaping and pedestrian walkways. Internal streets that connect or serve parking areas shall be designed as streets with sidewalks, planters and pedestrian scale lighting.	The sidewalk connection from the retail to the medical will be designed as a sidewalk with planters and pedestrian scaled lighting.	

**Guidelines Requiring
Action per DRB:**

**DRB Summary Motion
on Actions:**

Design Review Board Design Guideline Checklist

Mixed Use Town Center/ General Design Guidelines– BIMC 18.18.030

☒ “Pre-App” Meeting Checklist

☐ “Post-App” Meeting Checklist

Project Name/Case #:

WINTERGREEN MEDICAL BUILDING

Land Use Application
(Pre-app, Site Plan
Review etc.):

SITE PLAN REVIEW – MAJOR AMENDMENT

Project Description:

Proposal to modify planning approval for 20,000sf medical clinic to increase size to 30,000sf and provide 40 added parking stalls.

Applicable Design Guidelines				
Design Guideline	Intent	Description	Applicant Response	DRB Action (Y/N)
1. Parking Lot Location	To have parking lots be as visually unobtrusive as possible.	Parking lots should not front upon intersections. Parking lots should be located behind or to the side of buildings.	Parking is located to side of building. Parking will be screened by landscaping.	
2. Outdoor Open Spaces and Amenities	To establish, over time, a variety of open spaces within the town center	New development and redevelopment should provide facilities near or visible from the sidewalk for outdoor public use. Examples of such facilities include seating areas, courtyards, and small plaza spaces. Generally, the larger the development, the greater the number and size of such spaces. Furthermore, it is desirable to locate these spaces where they can receive sun and where they can easily be connected to adjacent concentrations of land use.	Project includes a series of public seating areas along the central access lane, within garden area, and at plaza in front of building. All spaces have south exposure and are located along primary pedestrian circulation routes.	
3. Pedestrian Connections	To create a network of safe, comfortable and attractive linkages for people on foot	New development and redevelopment should include pedestrian walkways, raised and/or separated from traffic lanes, that offer access from the public sidewalk to the main entrance to the building. (Locating a building entrance directly on the sidewalk satisfies this guideline.) In addition, connections to adjoining properties should be provided. Furthermore, within parking lots, there should be pedestrian walkways that allow people to traverse the lot without being forced to use vehicular aisles.	The public sidewalk will connect directly to the pedestrian plaza in front of the building. A pathway will provide a connection to Pro-Build to the north. The parking lots have direct proximity to public sidewalks.	
4. Shielded Lighting	To ensure that the source of lighting for parking, service and loading areas is not visible from neighboring development.	Freestanding light fixtures should not exceed 14’ in height. All exterior lighting fixtures should incorporate cutoff shields to prevent spillover.	Exterior lighting will be LED shielded lights. Lighting will be provided for illumination of parking areas, pathways and signage.	

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Applicable Design Guidelines				
Design Guideline	Intent	Description	Applicant Response	DRB Action (Y/N)
5. Screen Service Areas	To conceal loading, trash, and storage areas from view.	Trash containers should be enclosed on all sides with solid walls and gates. Loading docks, outdoor storage and staging areas should be screened with fencing and vegetation, such as evergreen hedges. Chain link fencing is not acceptable.	Trash containers will be located within screened enclosures. Enclosures will be placed at perimeter of parking areas.	
6. Common Open Space	To ensure that open spaces within a development containing dwelling units are truly usable by all residents.	While some portions of common open space may be dedicated to specific amenities such as pools and tennis courts, most of it should be designed in such a manner as to allow walking throughout the development, to any adjacent commercial or recreational areas, and to surrounding streets. Except for designated senior housing, some place for children to play should also be provided.	Not applicable	
6a. Conceal Garage Doors	To ensure that street frontages are not dominated by vehicular storage facilities.	Entrances to parking garages and structures should be from alleys, access lanes, or minor side streets, rather than from principal through streets. If access from a principal street is unavoidable, such access should be restricted to a single, two-way curb cut for each development.	Not applicable	
7. Overall Form	To create visual continuity among buildings having potentially different styles.	Buildings should utilize elements such as massing, materials, windows, canopies, and pitched or terraced roof forms to create both a visually distinct “base” as well as a “cap”.	The project will complement other buildings in through common design features. Buildings have been designed with masonry bases and visually distinct roof forms.	
8. Entrances	To make it apparent from the street where major entrances to buildings are located.	Principal entrances to buildings should be visually prominent and located within close proximity to the public sidewalk. Entrances should incorporate elements such as setbacks, recesses, balconies, porches, arches, trellises, or other architectural devices.	The main entry will be visually prominent from sidewalk and parking areas. The entry is located close to sidewalk. The entry design includes a recess and entry roof.	
9. Conceal Mechanical Equipment	To ensure that larger pieces of mechanical equipment are visually unobtrusive.	Rooftop mechanical equipment should be concealed by and integrated within the roof form of a building. Simply surrounding it with a parapet wall is not sufficient.	Commercial equipment will be placed on the roof behind low screens.	
10. Structured Parking	To diminish the visual impact of parking as viewed from streets.	Any level of parking contained within or under a structure that is visible from a public street shall fully screen the parking with either another use, a facade that incorporates artwork, or trees and other vegetation.	Not applicable	
11. Encouraging Varied Details	To ensure that denser types of housing include details that create a sense of human scale and that break down the bulk of larger buildings.	Buildings containing residential dwellings should incorporate most, if not all, of the following elements: <ul style="list-style-type: none">• Front porches or stoops• Bay windows or dormers• Visible trim around windows and building corners• Base articulation, such as a plinth or first floor raised above grade	Not applicable	

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Applicable Design Guidelines				
Design Guideline	Intent	Description	Applicant Response	DRB Action (Y/N)
12. Integration	To ensure that signage is a part of the overall design approach to a project and not an afterthought.	The design of signs should be integrated with the architecture and site design of a project.	The signage design has not been determined at this time. The signage will be placed on facades to the side of main entrances, located facing central access lane and main parking lot.	
13. Creativity	To encourage interesting and even unusual approaches to graphic design.	Signs should be expressive and even whimsical, exhibiting a graphic design approach to form and lighting. Standard, back-lighted, metal frame and plastic panel signs are discouraged.	The signage design has not been determined at this time. Signage design will be submitted at time of building permit application.	
14. Awning Signs	To produce a visual effect that emphasizes buildings and vegetation, not advertising.	Signs painted on awnings are allowed, but awnings should not be internally illuminated.	No internally illuminated signage is proposed.	
Design Guidelines Applicable to the High School Road District				
1. Sidewalks and Street Trees	To extend some of the character of the older portion of the town center into this area and to provide safe and convenient connections for people on foot.	New development and redevelopment should provide sidewalks with a minimum width of 8 feet. Street trees should be located along the curb line, with a minimum caliper of 2 ½” and a maximum spacing of 30’.	Sidewalks will be 8’ with street trees installed at minimum spacing.	
2. Breaking Up the Large Blocks	To reduce the scale of development.	New development and redevelopment should include streets, alleys, or lanes that can serve to break down the scale of these larger blocks.	Site plan utilizes a series of internal lanes to help reduce the scale of the development.	
3. Minimize Impact of Driveways	The number and spacing of driveways should not disrupt the movement of pedestrians.	To the greatest extent possible, driveways should be shared and the minimum separation should be 100 feet. Driveways should not be closer than 150 feet to an intersection.	No new driveway is proposed. Site utilizes existing shared drive off High School Road	
4. Connections to neighboring Areas	To allow people the opportunity to walk directly between adjacent developments.	Pathways and walkways should be provided across adjacent property lines in locations where people would be likely to want to walk.	Pathways are consistent with SPR approval.	
5. Public Spaces	Because this area attracts a large number of people for its goods and services, there should be opportunities for lingering and sitting outside.	New development and redevelopment should include elements such as landscaped squares, courtyards, plazas, gardens, and alleys that contain seating, lighting, seasonal color, and other furnishings arranged and designed for people on foot. Some of these spaces may be relatively small, but the larger the development, the larger, more extensive, and more elaborate these spaces should be. A general rule of thumb is that such spaces should comprise approximately 5% of the site area.	Proposed site plan modifications include pedestrian plaza at building entry, enhanced pedestrian connection along access lane, and garden area to west of building.	
6. Set To Line	To reinforce connections between buildings and	Building facades along High School Road should be located at the back of the sidewalk or within 10 feet of it.	Not applicable	

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	the public right-of-way.			
7. Street-front Transparency	To enliven the street environment by allowing people to see goods and activities within buildings.	Commercial uses should incorporate storefront windows that face the street. The proportion of glass surfaces should exceed the proportion of opaque surfaces.	Health Care Facility is institutional use not commercial. The south façade has extensive glazing to main public areas.	
8. Small Building Forms	This district should not be dominated by commercial buildings with large, rectangular floor plates.	The larger the building, the more elements that should be used to diminish the scale, especially from the street side. Such elements should include offsets in facades, deep overhangs, recessed entrances, varied roof heights, canopies, arcades, clearstories, cornice lines, horizontal banding, and other features that are bold enough to be visible from the street.	Health Care Facility is institutional use not commercial. The proposed building utilizes façade offsets, deep overhangs, varied roof heights, recessed entry, entry canopy, and variations in façade treatment.	
9. Pitched Roof Forms Preferred	Buildings should reflect roof forms frequently associated with rural settings.	Pitched elements should be included in the roof forms of new buildings. In order to have the pitch be noticeable but not obtrusive or contrived, it should range between 4:12 and 12:12. There may, however, be places where flat roofs are appropriate, but this should be considered an exception.	Proposed building includes pitched roof forms. Proposed roof pitches are typically 4:12.	
10. Landmark Structures	To establish a major location of orientation as seen from a number of directions.	The intersection of High School Road and SR 305 is appropriate for visually prominent architecture that incorporates elements such as distinctive roof forms, cupolas, and landscaped roof decks.	Not applicable	
11. Location and Height	To ensure that building forms are more visually prominent than signs.	Signs should not be mounted on rooftops of buildings. Freestanding signs should not be higher than 5 feet from grade and should be integrated with shrubs and seasonal color.	No signage is proposed for rooftops.	

Guidelines Requiring
Action per DRB:

DRB Summary Motion
on Actions: